



Planning Director Staff Report Hearing on April 11, 2024

County of Ventura • Resource Management Agency

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

CALTRANS CROSSWALK AND PEDESTRIAN HYRIBID BEACONS COASTAL PLANNED DEVELOPMENT PERMIT (PD) CASE NO. PL23-0099

A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Coastal Planned Development (PD) Permit to install a crosswalk and pedestrian warning beacons at State Route 1 (SR) (aka Pacific Coast Highway) in front of Neptune's Net restaurant and County Line Beach (Case No. PL23-0099).
2. **Applicant/Property Owner:** California Department of Transportation (Caltrans)
3. **Applicant's Representative:** Mojan Abassi, Caltrans District 7, 100 South Main Street, MS-016A, Los Angeles, CA 90012
4. **Decision-Making Authority:** Pursuant to the Ventura County Coastal Zoning Ordinance (CZO) (Section 8174-5 and Section 8181-3 et seq.), the Planning Director is the decision-maker for the requested Coastal PD Permit.
5. **Project Site Size, Location, and Parcel Number:** The project is located within Caltrans right-of-way for Ventura County State Route 1 (SR 1) between Postmile (PM) 1.0 to PM 1.3, in the unincorporated area of Ventura County (Exhibit 2).
6. **Project Site Land Use and Zoning Designations (Exhibit 2):**
 - a. Countywide General Plan Land Use Map Designation: Open Space
 - b. Coastal Area Plan Land Use Map Designation: Residential Low 1-2 Dwelling Units per Acre
 - c. Zoning Designation: COS-10 ac-sdf (Coastal Open Space 10-acre minimum lot area-slope density formula).
7. **Adjacent Zoning and Land Uses/Development (Exhibit 2):**

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	COS-10 ac-sdf (Coastal Open Space 10-acre minimum lot area-slope density formula).	SR1

Location in Relation to the Project Site	Zoning	Land Uses/Development
East	CRE-20 ac-M (Coastal Rural Exclusive 20-acre minimum parcel size, Santa Monica Mountains Overlay)	Yerba Buena Road, Camp Hess Kramer, Little Sycamore Creek
	CC-20,000 sq. ft. (Coastal Commercial 20,000 sq. ft minimum lot area)	Commercial Development, Neptune's Net Restaurant
	Coastal One Family Residential (CR 1-acre minimum parcel size)	Residential Development
South	COS-10 ac-sdf (Coastal Open Space 10-acre minimum lot area-slope density formula).	SR 1
West	COS-10 ac-sdf (Coastal Open Space 10-acre minimum lot area-slope density formula).	County Line Beach, unimproved parking area; Little Sycamore Creek
	Coastal Two Family Residential (CR-2 7,000 sq. ft. minimum parcel size)	Residential Development

8. History: The section of SR 1 where the proposed signalized crosswalk is proposed was constructed in 1928.

9. Project Description: The applicant (“Caltrans”) is requesting a Coastal Planned Development (PD) Permit to construct a crosswalk at Postmile (PM) 1.15 located at State Route (SR) 1, directly in front of Neptune’s Net restaurant and County Line Beach. The crosswalk improvements include a striped crosswalk, two flashing warning beacons, two pedestrian hybrid beacons, and a utility cabinet. The flashing warning beacons will be installed on the landward side of SR 1, approximately 800 feet north and south of the crosswalk. The northbound beacon is approximately 20 feet in height and the southbound beacon is approximately 23 to 25 feet in height, with a signal mast arm extending across the southbound lane approximately 55 feet and the northbound lane approximately 18 feet. When a pedestrian activates the signal at the crosswalk, approaching cars will see a flashing amber light at the warning beacons located approximately 800 feet in advance of the crosswalk, indicating a pedestrian has activated the beacon. These warning lights remain on until the pedestrians have cleared the crosswalk. At the crosswalk, two pedestrian hybrid beacons will be installed on either side of the crosswalk with a mast arm extending across the north and southbound lanes. The beacons are approximately 23 feet in height. The pedestrian hybrid beacons are equipped with both red and amber colored lights. A solid amber light will appear informing motorists they will need to prepare to stop, then a solid redlight will

documents. The proposed project involves the construction of a signalized crosswalk across SR 1. The proposed project is determined to not have a significant impact on the environment pursuant to CEQA Guidelines Section 15301 (Existing Facilities), Section 15303 (New Construction of Small Structures), Section 15304 (Minor Alterations to Land), Section 15269(b) (Emergency Project), and Section 15282(j) (Other Statutory Exemptions).

County Line Beach and Neptune's Net are popular places visitors, beachgoers and surfers like to visit, especially on the weekends. Off-street parking is available at Neptune's Net and on-street parking is available on both sides of SR 1. There is no crosswalk; pedestrians arbitrarily cross SR 1 at any given location. The proposed project adds a signalized crosswalk to ensure pedestrians can safely cross SR 1. The proposed crosswalk and incidental equipment would be located within Caltrans right-of-way and in previously disturbed areas. Further, the project will not trigger any of the exceptions to the exemptions listed under CEQA Guidelines Section 15300.2. Therefore, no further environmental review is required.

SUITABILITY OF USE OF CATEGORICAL EXEMPTIONS

Class 1, Section 15301(c) - Existing Facilities

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

(c) Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities (this includes road grading for the purpose of public safety), and other alterations such as the addition of bicycle facilities, including but not limited to bicycle parking, bicycle-share facilities and bicycle lanes, transit improvements such as bus lanes, pedestrian crossings, street trees, and other similar alterations that do not create additional automobile lanes).

The key consideration [in determining applicability of the Class 1 Categorical Exemption] is whether the project involves negligible or no expansion of use (14 CCR § 15301). The proposed project includes the construction of a signalized pedestrian crosswalk that will improve public safety along SR 1. No additional automobile lanes would be added to SR 1. The proposed project is equivalent to a minor alteration of existing public structures/facilities involving negligible or no expansion of use. Therefore, the Class 1 categorical exemption applies.

Class 3, Section 15303(d) - New Construction or Conversion of Small Structures

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor

modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel.

CEQA Section 15303(d) provides examples of Class 3 exemptions such as "water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction."

The proposed project is considered new construction. Caltrans proposes to construct a signalized striped crosswalk with pedestrian push buttons, two warning beacons, two pedestrian hybrid beacons, a utility cabinet, and extending electricity to the beacons. All work will be located within the Caltrans road right-of-way. All proposed improvements, structures and utilities comply with Caltrans' current Manual for Assessing Safety Hardware and Caltrans Traffic Safety Guidance.

Therefore, the Class 3 exemption would apply.

Class 4, Section 15304 - Minor Alterations to Land:

Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes.

The proposed project includes the installation of two warning beacons and two pedestrian hybrid beacon poles with foundations, pedestrian buttons, a utility cabinet, installation of electrical conduits placed 18-inches below ground, related signage, and pavement striping. The maximum depth of excavation is 12 feet deep by 3 feet 6-inches in diameter for the beacon pole foundations, and 3 feet by 4 feet wide by 3 feet deep for the utility cabinet. At Little Sycamore Creek, conduit would be attached to the side of a bridge; no work would occur in Little Sycamore Creek. All proposed work will be performed within the existing Caltrans road right-of-way. Caltrans also prepared a Natural Environment Study (dated August 2023 and amended on February 14, 2024). Along the road shoulder there is Environmentally Sensitive Habitat Area (ESHA) present however, the crosswalk, warning beacons, and electrical conduit would be located entirely outside of ESHA. No trees are present within the work zone.

Therefore, the Class 4 exemption would apply.

SUITABILITY OF USE OF STATUTORY EXEMPTION

Article 18 Statutory Exemptions describes the exemptions from CEQA granted by the Legislature.

Section 15269, Emergency Projects

(b) Emergency repairs to publicly or privately owned service facilities necessary to maintain service essential to the public health, safety, or welfare. Emergency repairs include those that require a reasonable amount of planning to address an anticipated emergency.

Section 15282, Other Statutory Exemptions:

- (j) *A project for restriping streets or highways to relieve traffic congestion as set forth in Section 21080.19 of the Public Resources Code.*

The proposed project is located in the South Coast sub-area¹ in the unincorporated area of Ventura County's coastal zone, between PM 1.0 and PM 1.3. According to Caltrans, from July 1, 2012, to June 30, 2015, between PM 1.0 through PM 1.3, there were five collisions reported. According to Lieutenant James Ferguson from the California Highway Patrol, from January 2021 to January 2024, between Deer Creek Road and the Los Angeles County line, there were 22 crashes on SR 1 (Ferguson, 2024). In October 2023, four Pepperdine University students were killed when they were struck by a motorist on a stretch of SR 1 in Malibu. In January 2024, in front of Duke's Restaurant, addressed as 21150 Pacific Coast Highway, three vehicles were involved in a collision. In the wake of these vehicle crashes, state and local leaders are developing safety upgrades for SR 1.

Neptune's Net is a popular restaurant situated across the street from County Line Beach. The area attracts numerous individuals, bicyclists, and motorists. Public parking is available on both sides of SR 1. There are no crosswalks and people arbitrarily cross SR 1 anywhere. Absent any traffic safety measures, traffic accidents, and collisions with pedestrians, are expected to rise. The addition of the crosswalk and supporting infrastructure will allow pedestrians to safely cross SR 1 and inform motorists of their crossing.

The proposed project could be considered an emergency repair that improves public safety along SR 1. Therefore, CEQA statutory sections 15269(b) and 15282(j) would apply.

ANALYSIS OF EXCEPTIONS TO EXEMPTIONS, SECTION 15300.2

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

- (a) Location: Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located - a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may

¹ South Coast Subarea is the southern portion of the coastal zone. Within this subarea, there is the Santa Monica Mountains, Point Mugu and Leo Carrillo State Parks and the residential communities of Solromar and Crowne Pointe Estates.

impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

CEQA Section 15300.2(a) does not apply to Class 1, Section 15301, Existing Facilities, but does apply to Class 3, Section 15303, New Construction of Small Structures and Class 4, Section 15304, Minor Alterations to Land.

The project is in the coastal zone. Protected coastal resources include, but are not limited to, public access to the coastline, recreation areas, scenic resources, environmentally sensitive habitat areas (ESHA), and archaeological resources. The Coastal Act mandates the California Coastal Commission to “protect, conserve, restore, and enhance” the state’s coastal resources.

The project site is located entirely within the Caltrans road right-of-way. The Caltrans road right-of-way within the project site is developed with a four-lane paved road, bike lane, and on-street parking. Sensitive environments include Little Sycamore Creek, located approximately 575 feet west of the project site, and open space vacant land located northwest of Little Sycamore Creek, and west of County Line Beach. Within the project footprint, there is no suitable habitat for any special-status species, sensitive plant communities, or features suitable for wildlife migration. At no point will any construction equipment enter Little Sycamore Creek or open space vacant land. Caltrans will install Best Management Practices (BMPs) prior to construction and maintain BMPs throughout construction, to prevent runoff into Little Sycamore Canyon Creek, and the ocean (Exhibit 4, Condition of Approval No. 23). Public access to the beach will still be made available when the signalized crosswalk improvements are being constructed.

Section 106 of the National Historic Preservation Act requires Federal agencies to consider the effects of their undertakings on historic properties.² The Section 106 process seeks to accommodate historic preservation concerns with the needs of Federal undertakings through consultation among the agency official and other parties with an interest in the effects of the undertaking on historic properties. The goal of the consultation is to identify historic properties potentially affected by the undertaking, assess its effects, and seek ways to avoid, minimize or mitigate any adverse effects on historic properties. In 2013, the Federal Highway Administration, SHPO, Caltrans, Army Corps of Engineers, and concurring parties executed the FHWA Section 106 Programmatic Agreement. The Agreement lays out the procedures for the protection of historic properties including an assessment of effects.³

² Under Section 106, the term “historic properties” means any cultural resources, including archaeological properties, which have been listed on or determined eligible for listing in the National Register of Historic Places (NRHP).

³ Federal Highway Administration Section 106 Programmatic Agreement extended until December 23, 2024.

A Historic Property Survey Report (Caltrans 2022) was prepared for the project that included the results of a records search of the South-Central Coastal Information Center at California State University, Fullerton and the Caltrans Cultural Resources Database (CCRD), a Native American tribal consultation, and an Extended Phase I investigation. The records search identified numerous studies and 14 cultural resource sites within the 1-mile search radius. Two cultural resource areas are located within the Area of Potential Effects. In accordance with Assembly Bill (AB) 52, Caltrans contacted the Native American Heritage Commission (NAHC) for a list of tribal representatives. In November 2020, Caltrans contacted all individuals and Native American tribes provided by NAHC for a consultation. In December 2020, Caltrans determined an Extended Phase I within the project limits would be undertaken. Between January 20, 2021, and June 18, 2021, Chumash Elder Julie Tumamait-Stenslie discussed the project with Caltrans and recommended a Native American monitor be present during the Extended Phase 1 excavations. Annette Ayala monitored the Extended Phase 1 excavations.

The Extended Phase I testing found much of the area within the Caltrans right-of-way barren of cultural material, resources displaced or disrupted when the construction of SR 1 (circa 1928) took place, and other discrete areas appearing to have been capped with construction associated overburden.

To avoid cultural resources, Caltrans adjusted the location of the warning beacons. The proposed pedestrian hybrid beacon pole on the landward side of SR 1 is within an artificially flattened parcel adjacent to Neptune's Net restaurant. The proposed pedestrian hybrid beacon pole on the seaward side of SR 1 is currently being impacted by erosion and heavy pedestrian activity. The Extended Phase 1 (and previous archaeological investigations) documented extensive ground disturbance that would support a determination of No Adverse Effect to archaeological resources.

Caltrans proposes to implement an Environmentally Sensitive Area (ESA) Action Plan, a phasing and construction monitoring plan that specifies procedures to be followed prior to and during construction activities. On August 29, 2023, the State Department of Parks and Recreation, Office of Historic Preservation (SHPO) approved the June 2023 Minor Phasing Plan: ESA Action Plan & Post-Review Discovery and Monitoring Plan. The ESA Action Plan will ensure that there are no adverse effects to cultural resources within the Area of Potential Effects. The ESA Action Plan includes installation of temporary staking, flagging, or other means as necessary to protect the horizontal and vertical ESA. An Archaeological Monitor and Native American Monitor will be present to delineate the ESA and will monitor construction activities within 300 feet of the ESA to ensure that construction personnel do not inadvertently encroach upon the ESA. Caltrans will continue to consult with the SHPO during and after construction is complete to ensure compliance with the SHPO approved June 2023 Minor Phasing Plan: ESA Action Plan & Post-Review Discovery and Monitoring Plan (Exhibit 4, Condition No. 18).

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

Currently, Caltrans is constructing two secant walls on SR 1 at PM 4.0 and PM 4.2 (approximately 1.4 miles east of the Solmar beach community). The secant walls provide permanent stabilization of the slope and corresponding roadway from wave induced slope erosion. The work was authorized by the California Coastal Commission in accordance with Coastal Development Permit, Case No. 4-20-0616. The project is currently under construction.

Residential development is located north of the project site. Tract 4483 was recorded in 2001 and created 11 residential lots. Tract Map No. 5457 was recorded in 2008 and created four residential lots and reconfigured the lot zoned Coastal Commercial that is currently developed with Neptune's Net. Most residential lots are developed; however, there are five lots that are currently being developed with single-family dwellings. These lots are accessed via Yerba Buena Road to Ellice Street. Construction activities associated with residential development would not conflict with the proposed project because the residential lots are over 250 feet north of the project site.

Camp Hess Kramer is located northwest and adjacent to Yerba Buena Road. In 2018, the camp suffered significant fire and flood damage as a result of the Woolsey Fire. The camp is not in operation. An application for a Major Modification (Case No. PL21-0051) to Conditional Use Permit (Case No. LU10-0069) is currently being processed by the Ventura County Planning Division to redevelop the camp. The proposed signalized crosswalk is expected to be completely constructed and in operation prior to approval of Case No. PL21-0051.

Therefore, granting the requested Coastal PD Permit would not result in cumulative impacts of successive projects of the same type in the same place, over time. This exception to the categorical exemptions would not apply.

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

The proposed project is in an archaeologically sensitive area; however, there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Caltrans prepared a Historic Property Survey Report (2022), conducted a records search, consulted with the local Native American tribe representatives, and performed an Extended Phase I investigation. In response to this analysis, Caltrans prepared an ESA Action Plan to ensure that there are no adverse effects to archaeological resources within the construction limits, previously identified cultural resource site limits, and all proposed work areas. SHPO has provided written verification of the finding of No Adverse Effect and supports Caltrans establishment of ESAs and the implementation of construction monitoring, as detailed in the June 2023 Minor Phasing Plan: ESA Action Plan & Post-Review Discovery and Monitoring Plan.⁴

⁴ Department of Parks and Recreation Office of Historic Preservation Letter dated August 29, 2023.

The granting of the requested Coastal PD Permit would not result in a significant effect on the environment due to unusual circumstances. Therefore, this exception to the categorical exemption would not apply.

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

The project is located between PM 1.0 and PM 1.3, in-between County Line Beach and Neptune's Net restaurant. This section of SR 1 is an eligible scenic highway, not an officially designated state scenic highway. The proposed project is located entirely within the Caltrans road right-of-way. The installation of the crosswalk and incidental equipment would not damage any scenic resources (i.e., trees, rock outcroppings or similar resources).

The proposed crosswalk and incidental equipment are similar to a signalized crosswalk located north of Las Flores Road in Malibu, and another crosswalk that was approved in 2023 in the North Coast sub-area, specifically at Mondos Beach. The crosswalk and incidental equipment comply with the California Manual on Uniform Traffic Control Devices (CA-MUTCD) Guidance. Pursuant to Section 4F.03 – Operations of Pedestrian Hybrid Beacons, Section 4L.01 – General Design and Operation of Flashing Beacons, and Section 4L.03 – Warning Beacons, a flashing warning beacon may be installed to supplement advance working signage for an isolated crosswalk, enhancing the warning that a crosswalk is ahead. The guidance has been part of the 2014 CA-MUTCD since 2014. Further, all proposed improvements, structures and utilities comply with Caltrans' current Manual for Assessing Safety Hardware and Caltrans Traffic Safety Guidance. All new utilities will be placed underground except at the culvert that crosses Little Sycamore creek where the electrical conduit would be affixed to the side of the bridge (Exhibit 4, Condition of Approval No. 6).

The granting of the requested Coastal PD Permit would not result in damage to scenic resources. Therefore, this exception to the categorical exemptions would not apply.

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

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

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

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

The proposed project is located entirely within the Caltrans road right-of-way; however, the project site is within an archaeologically sensitive area. Two properties within the Area of Potential Effects are considered eligible for inclusion in the National Register of Historic Places (NRHP) for the purposes of this Project only because they will be protected in their entirety from any potential effects through the establishment of the June 2023 Minor Phasing Plan: ESA Action Plan & Post-Review Discovery and Monitoring Plan. If archaeological resources are protected from potential effects by establishment of an ESA Action Plan, Caltrans may consider such properties to be NRHP eligible for the purposes of that undertaking.⁵

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

CONCLUSION

Based on the above analysis, the proposed Project meets the qualifications of the Class 1 (Section 15301 - Existing Facilities), Class 3 (Section 15303 - New Construction of Small Structures), and Class 4 (Section 15304 - Minor Alterations to Land) categorical exemptions. Staff has determined that no unusual circumstances or other exceptions set forth in CEQA Guidelines section 15300.2 preclude use of these categorical exemptions. Staff also found that statutory exemptions under CEQA Guidelines Section 15269(c) Emergency Projects, and Section 15282(j) Other Statutory Exemptions, apply to the proposed project. Therefore, staff has determined that this Project is categorically exempt pursuant to sections 15301, 15303, 15304, 15269(c) and 15282(j) of the CEQA Guidelines.

C. CONSISTENCY WITH THE GENERAL PLAN AND COASTAL AREA PLAN

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

D. ZONING ORDINANCE COMPLIANCE

The proposed project is considered "development" as defined by the Coastal Act Section 30106. Coastal Act Section 30610 states in part, "...no coastal development permit shall be required for...(c) Repair or maintenance activities that do not result in an addition to, or enlargement or expansion of, the object of such repair or maintenance activities; provided, however, that if the Commission determines that certain extraordinary methods of repair and maintenance that involve a risk of substantial adverse environmental impact, it shall, by regulation, require that permit be obtained under this chapter. In accordance

⁵ Section 106 Programmatic Agreement, Stipulation VIII.C.3

with Repair, Maintenance and Utility Hook-up Exclusions from Permit Requirements, adopted by the Coastal Commission on September 5, 1978, no permit is required for repair and maintenance of existing public roads. Maintenance activities are generally those necessary to preserve the highway facility as it was constructed. A new crosswalk would qualify as repair and maintenance, however the flashing beacons and utility cabinet that will be installed between PM 1.0 to PM 1.3 are considered new development and is subject to the requirements of the Ventura County CZO and the granting of a Coastal PD Permit. Upon the granting of the Coastal PD Permit, the Permittee (Caltrans) will be in compliance with the requirements of the Ventura County CZO.

E. PD PERMIT FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings in order to determine that the proposed project is consistent with the permit approval standards of the Ventura County CZO (Section 8181-3.5 et seq.). The proposed findings and supporting evidence are as follows:

1. The proposed development is consistent with the intent and provisions of the County's Certified Local Coastal Program [Section 8181-3.5.a].

Based on the information and analysis presented in Sections C and D of this staff report, the finding that the proposed development is consistent with the intent and provisions of the County's Certified Local Coastal Program can be made.

2. The proposed development is compatible with the character of surrounding development [Section 8181-3.5.b].

Caltrans proposes to construct a signalized crosswalk that includes four flashing beacons, a utility cabinet, and signage within the road right-of-way for SR 1. The speed limit on SR 1 in this locale is 55 miles per hour. Currently, beachgoers, visitors and patrons of Neptune's Net, randomly cross SR 1 in varying locations which can present safety issues with motorists travelling through the area. The proposed crosswalk will identify a crosswalk informing pedestrians where to cross; flashing warning beacons inform motorists of the pending crosswalk. The proposed crosswalk and incidental equipment are similar to a signalized crosswalk located north of Las Flores Road in Malibu, and another crosswalk that was approved in 2023 in the North Coast sub-area, specifically at Mondos Beach. Installation of the flashing warning beacons could be considered incompatible as the area is free of overhead obstructions, however SR 1 in this location is heavily used and a signalized crosswalk is necessary to avoid collisions, accidents, and provide public safety.

All proposed equipment complies with the California Manual on Uniform Traffic Control Devices (CA-MUTCD) guidance under Section 4F.03 – Operations of Pedestrian Hybrid Beacons, Section 4L.01 – General Design and Operation of Flashing Beacons, and Section 4L.03 – Warning Beacons which indicates a flashing warning beacon may be installed to supplement signage for isolated

crosswalks, enhancing the warning that a crosswalk is ahead. The guidance has been part of the CA-MUTCD since 2014. All proposed improvements, structures and utilities also comply with Caltrans' current Manual for Assessing Safety Hardware and Caltrans Traffic Safety Guidance.

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

- 3. The proposed development, if a conditionally permitted use, is compatible with planned land uses in the general area where the development is to be located [Section 8181-3.5.c].**

The proposed improvements on SR 1 do not require a Conditional Use Permit. Thus, this finding does not apply to the project.

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

The proposed development would not be obnoxious or harmful or impair the utility of neighboring property or uses. All proposed development will be located entirely within Caltrans road right-of-way. Proposed improvements to SR 1 will improve public safety by providing a safe path of travel across SR 1 with the provision of a signalized crosswalk.

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

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

Area residents, visitors, beachgoers, and patrons of Neptune's Net will experience minor delays while the project is under construction, however SR 1 will remain open during construction. Temporary construction signs will be installed informing motorists, bicyclists, and pedestrians that construction activities are underway and access through the area will be detoured. A single lane closure will allow construction to occur on one side of SR 1 and then reversed to complete construction on the opposite side of the road. The applicant is proposing to delineate one section of SR 1 to allow construction crews to install the equipment. Signs will be placed to direct motorists through the delineation.

Temporary construction activity for site preparation and development is limited to Monday through Friday: 9:00 a.m. and 3:00 p.m. and 7:00 p.m. and 6:00 a.m., and Saturdays: 12:00 a.m. and 8:00 a.m. No construction would occur on Sundays and holidays. While construction may occur in the evening hours, this should reduce the overall construction duration to 90 days. No effect of the project has been identified as detrimental to the public interest, health, safety, or welfare. The proposed improvements would, in fact, enhance public safety.

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

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

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (Section 65091), CZO (Section 8181-6.2 et seq.) On March 29, 2024, the Planning Division mailed notice to owners of property within 300 feet and residents within 100 feet of the property on which the project site is located. On March 29, 2024, the Planning Division placed a legal ad in the *Ventura County Star*.

G. RECOMMENDED ACTIONS

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

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, and has considered all comments received during the public comment process;
2. **FIND** that this project is categorically exempt from CEQA pursuant to Sections 15301 [Existing Facilities], 15302 [Replacement and Reconstruction] and 15303 [New Construction of Small Structures] of the CEQA Guidelines.
3. **MAKE** the required findings to grant a Coastal PD Permit pursuant to Section 8181-3.5 of the Ventura County CZO, based on the substantial evidence presented in Section E of this staff report and the entire record;
3. **GRANT** Coastal PD Permit [Case No. PL23-0099], subject to the conditions of approval (Exhibit 4).
4. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location of the documents and materials that constitute the record of proceedings upon which this decision is based.

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

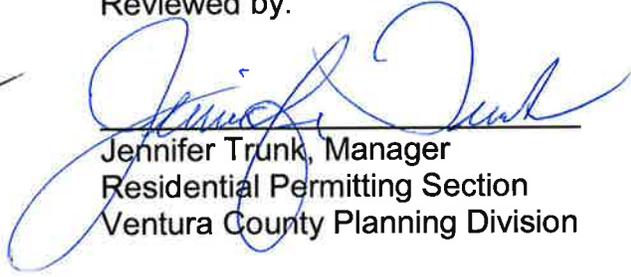
If you have any questions concerning the information presented above, please contact Aubrie Richardson at (805) 654-5097 or Aubrie.Richardson@ventura.org.

Prepared by:



Aubrie Richardson, Case Planner
Residential Permitting Section
Ventura County Planning Division

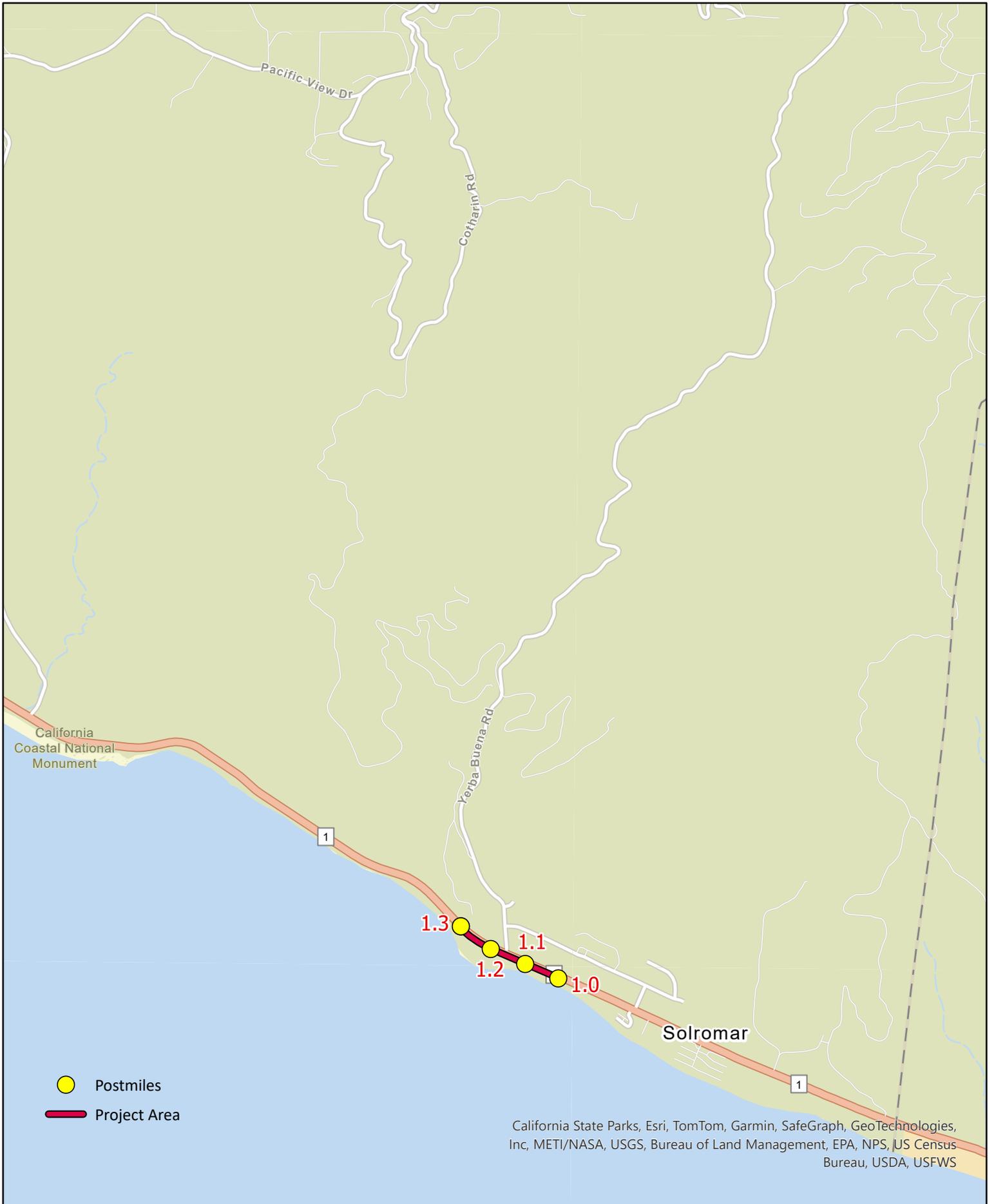
Reviewed by:



Jennifer Trunk, Manager
Residential Permitting Section
Ventura County Planning Division

EXHIBITS

- Exhibit 2 Maps
- Exhibit 3 Plans
- Exhibit 4 Conditions of Approval
- Exhibit 5 General Plan Consistency Analysis
- Exhibit 6 Natural Environment Study and Addendum



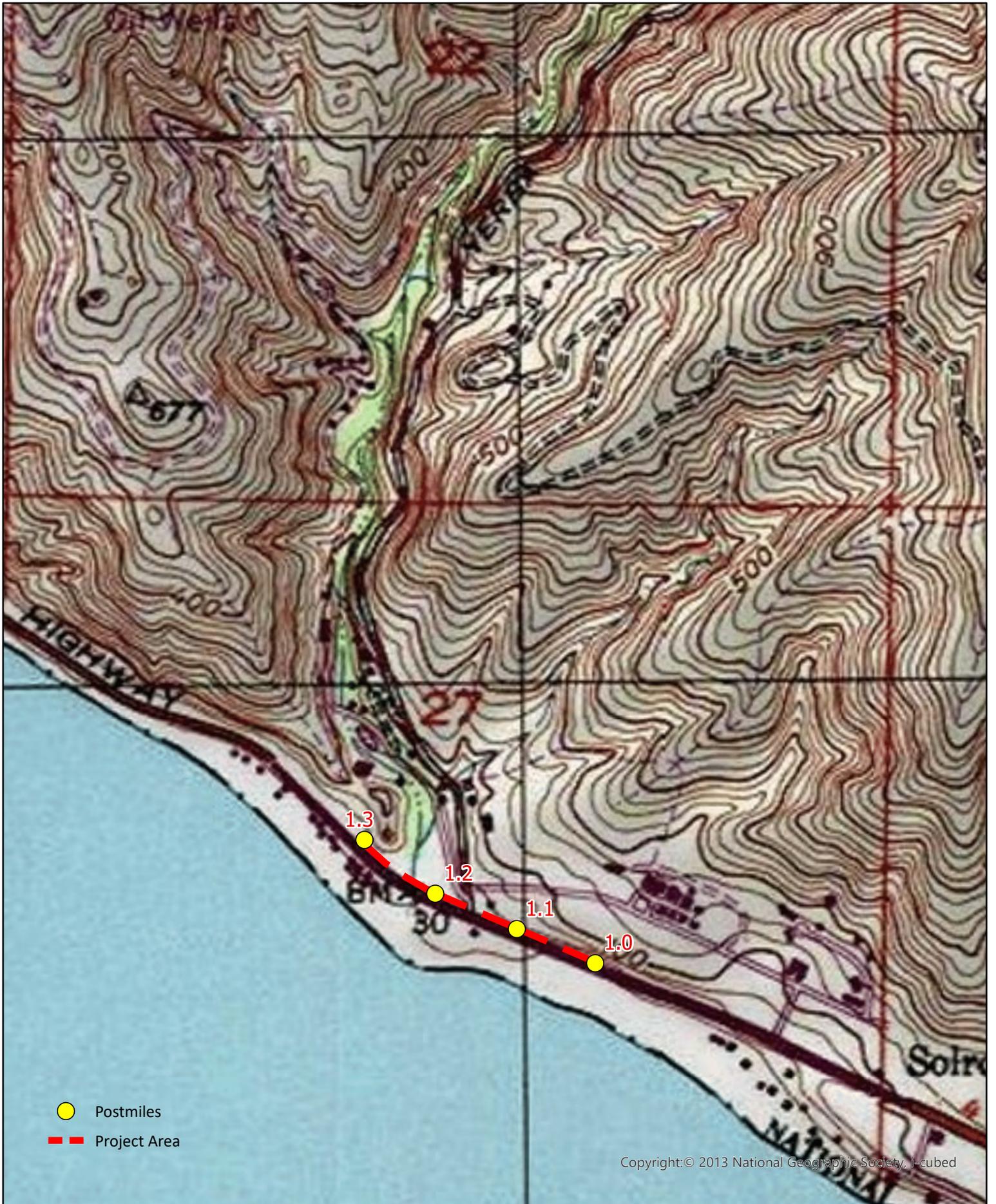
Ventura County
 Resource Management Agency
 Information Systems GIS Services
 Map created on 3/22/2024



**County of Ventura
 Planning Director Hearing
 Case No. PL23-0099
 Exhibit 2 - Maps**

0 500 1,000 2,000 Feet

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



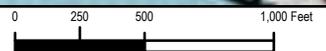
Copyright:© 2013 National Geographic Society, I-cubed



Ventura County
Resource Management Agency
Information Systems GIS Services
Map created on 3/22/2024
Source: Triunfo Pass USGS, Quadrangle
Contour interval = 20 ft



County of Ventura
Planning Division
PL23-0099
U.S.G.S. Topographic Map



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





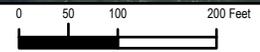
Postmiles
 Project Area
 Parcels/Property Lines



Ventura County
 Resource Management Agency
 Information Systems GIS Services
 Map created on 3/22/2024
 source: Vexcel©, November 2022



County of Ventura
 Planning Division
 PL23-0099
Aerial Location Map



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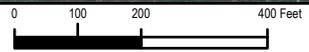
-  Postmiles
-  Project Area
-  Coastal Area Plan
-  Zoning
-  General Plan
-  Parcels/Property Lines



Ventura County
Resource Management Agency
Information Systems GIS Services
Map created on 3/22/2024
source: Vexcel©, November 2022



County of Ventura
Planning Division
PL23-0099
Land Use Aerial Map



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



INDEX OF PLANS

SHEET No.	DESCRIPTION
1	TITLE AND LOCATION MAP
2-3	UTILITY PLANS
4	CONSTRUCTION AREA SIGNS
5-7	PAVEMENT DELINEATION PLANS
8	PAVEMENT DELINEATION QUANTITIES
9-11	SIGN PLANS
12	SIGN QUANTITIES
13-16	ELECTRICAL PLANS
17-19	SES PLANS
20	ELECTRICAL QUANTITIES

THE STANDARD PLANS LIST APPLICABLE TO THIS CONTRACT IS INCLUDED IN THE NOTICE TO BIDDERS AND SPECIAL PROVISIONS BOOK.

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
PROJECT PLANS FOR CONSTRUCTION ON
STATE HIGHWAY
IN VENTURA COUNTY
SOUTH OF
YERBA BUENA ROAD

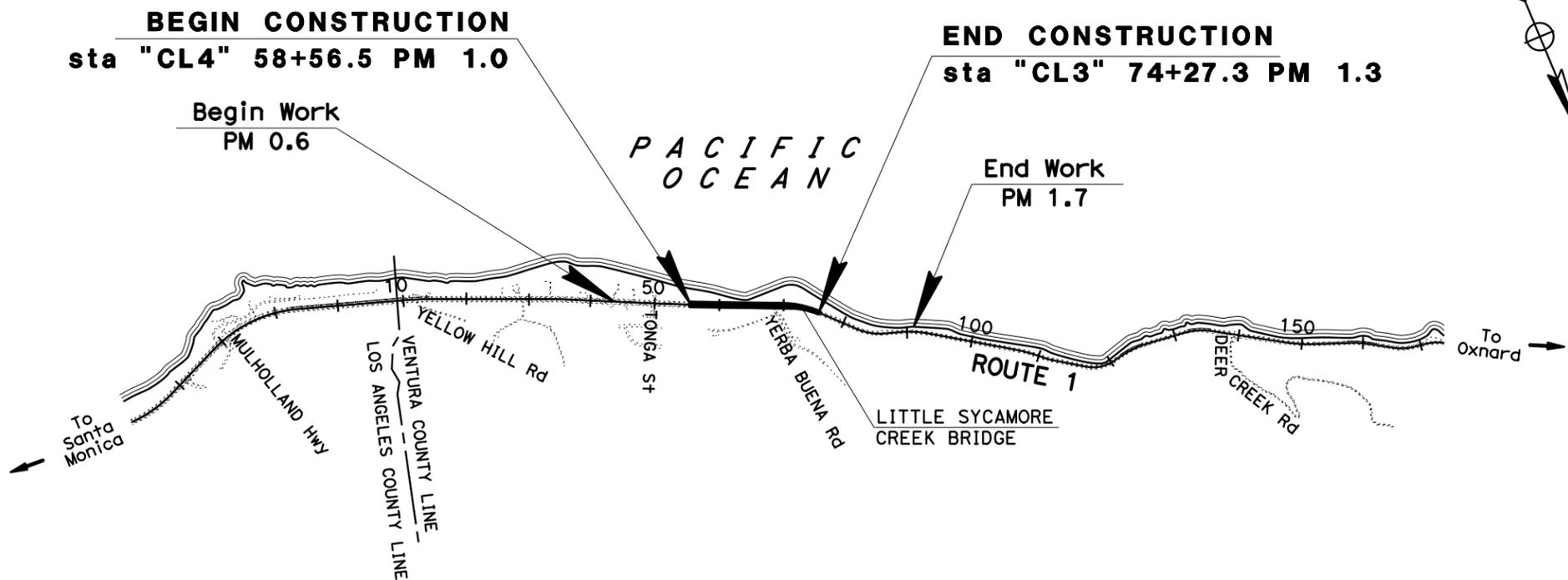
TO BE SUPPLEMENTED BY STANDARD PLANS DATED 2023

Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS
07	Ven	1	1.0/1.3	1	20





LOCATION MAP



PROJECT MANAGER
SAMANTHA VENEGAS

DESIGN MANAGER
OSWALD ELIZONDO

County of Ventura
 Planning Director Hearing
 Case No. PL23-0099
 Exhibit 3-Plans

PROJECT ENGINEER _____ DATE _____
 REGISTERED ELECTRICAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER
 MUSTAFA MANAH
 No. E24025
 Exp. 6/30/24
 ELECTRICAL
 STATE OF CALIFORNIA

PLANS APPROVAL DATE _____

THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.

THE CONTRACTOR SHALL POSSESS THE CLASS (OR CLASSES) OF LICENSE AS SPECIFIED IN THE "NOTICE TO BIDDERS."

DATE PLOTTED => 9-FEB-2024 TIME PLOTTED => 10:18

DIST	COUNTY	LOCATION CODE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS
07	Ven	1	1.0/1.3	2	20

REGISTERED CIVIL ENGINEER DATE _____

PLANS APPROVAL DATE _____

MIN KIM
No. C74851
Exp. 12/21/25
CIVIL

THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.

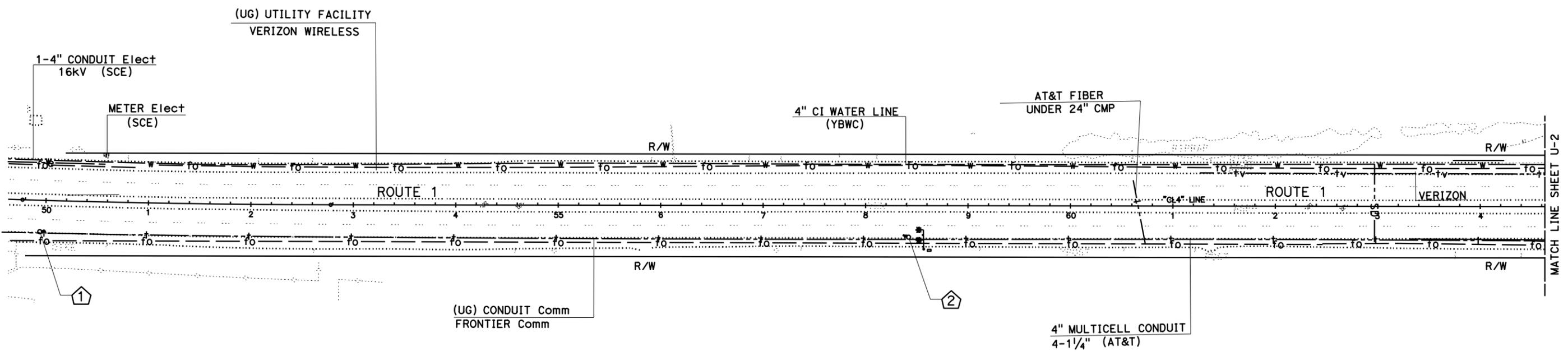
County of Ventura
Planning Director Hearing
Case No. PL23-0099
Exhibit 3-Plans



- NOTE:**
- FOR ACCURATE RIGHT OF WAY DATA, CONTACT RIGHT OF WAY ENGINEERING AT THE DISTRICT OFFICE.
 - UTILITY OWNERSHIP:
 - ELECTRIC - SOUTHERN CALIFORNIA EDISON
 - WATER - YERBA BUENA WATER COMPANY
 - TELEVISION - CHARTER SPECTRUM
 - TELEPHONE - AT&T
 - VERIZON WIRELESS
 - FRONTIER COMMUNICATIONS
 - FIBER OPTIC - CROWN CASTLE

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION
Caltrans
 DESIGN

FUNCTIONAL SUPERVISOR: RICKY LEE
 CALCULATED/DESIGNED BY: YIM TSE
 CHECKED BY: MIN KIM
 REVISED BY: DATE REVISION



NO	UTILITY OWNER	MATERIAL	ORIGINAL GRADE (FT)	DEPTH(FT)	DIRECTION	NORTHING, EASTING	SURFACE
①	AT&T	Multicell PVC duct in Concrete Encasement	52.21	0.86	ROUTE 1 PCH NB	34.051288,-118.957592	ASPHALT
②	AT&T	Multicell PVC duct in Concrete Encasement	26.42	0.80	ROUTE 1 PCH NB	34.052149,-118.960080	ASPHALT

THIS PLAN TO BE USED FOR UTILITY INFORMATION ONLY

UTILITY PLAN
 SCALE: 1" = 50'
U-1

DATE PLOTTED => 9-FEB-2024
 TIME PLOTTED => 09:43

DIST	COUNTY	LOCATION CODE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS
07	Ven	1	1.0/1.3	3	20

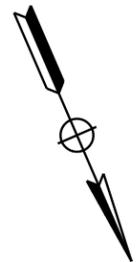
REGISTERED CIVIL ENGINEER DATE _____

PLANS APPROVAL DATE _____

THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.

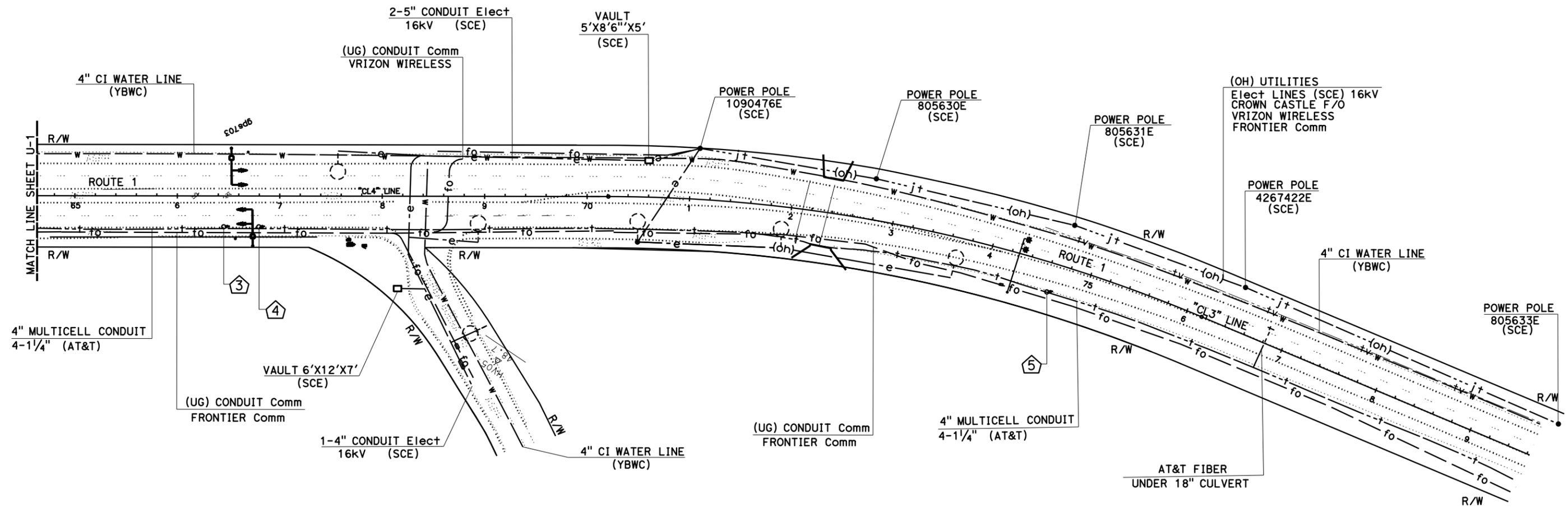


County of Ventura
 Planning Director Hearing
 Case No. PL23-0099
 Exhibit 3-Plans



NOTES: (THIS SHEET ONLY)

- FOR ACCURATE RIGHT OF WAY DATA, CONTACT RIGHT OF WAY ENGINEERING AT THE DISTRICT OFFICE
- UTILITY OWNERSHIP:
 - ELECTRIC - SOUTHERN CALIFORNIA EDISON
 - WATER - YERBA BUENA WATER COMPANY
 - TELEVISION - CHARTER SPECTRUM
 - TELEPHONE - AT&T
 - VERIZON WIRELESS
 - FRONTIER COMMUNICATIONS
 - FIBER OPTIC - CROWN CASTLE



NO	UTILITY OWNER	MATERIAL	ORIGINAL GRADE (FT)	DEPTH(FT)	DIRECTION	NORTHING, EASTING	SURFACE
3	AT&T	Multicell PVC duct in Concrete Encasement	32.59	0.80	ROUTE 1 PCH NB	34.052987, -118.962440	ASPHALT
4	AT&T	Multicell PVC duct in Concrete Encasement	32.93	0.86	ROUTE 1 PCH NB	34.053054, -118.962627	ASPHALT
5	AT&T	Multicell PVC duct	30.68	3.50	ROUTE 1 PCH NB	34.054066, -118.964968	SOIL

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION
 DESIGN
 RICKY LEE
 FUNCTIONAL SUPERVISOR
 CHECKED BY
 YIM TSE
 MIN KIM
 REVISIONS: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

THIS PLAN TO BE USED FOR UTILITY INFORMATION ONLY

UTILITY PLAN
 SCALE: 1" = 50'
U-2

DATE PLOTTED => 9-FEB-2024
 TIME PLOTTED => 09:56

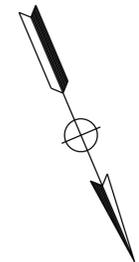
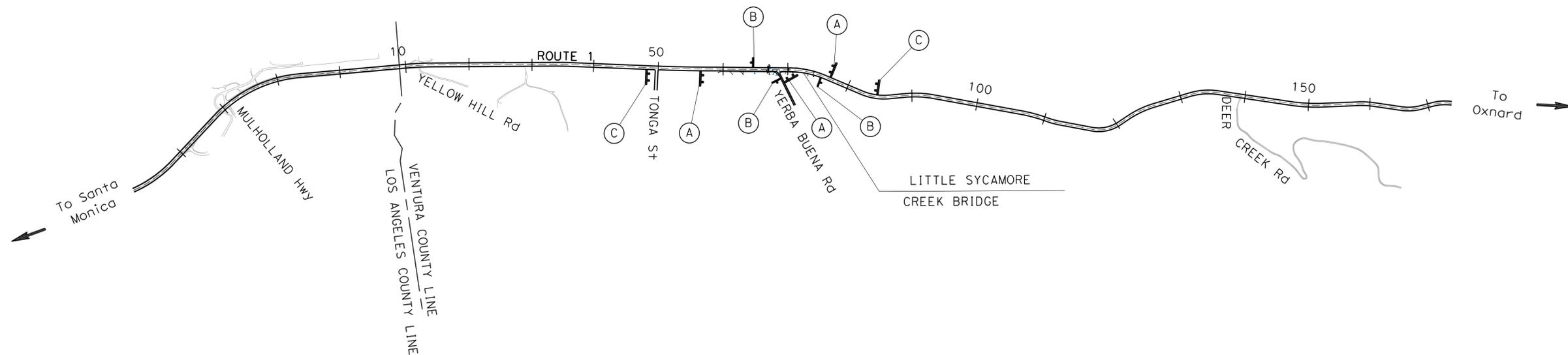
County of Ventura
 Planning Director Hearing
 Case No. PL23-0099
 Exhibit 3-Plans

NOTE:

- LOCATIONS OF CONSTRUCTION AREA SIGNS SHOWN ARE APPROXIMATE. EXACT LOCATIONS WILL BE DETERMINED BY THE ENGINEER.

STATIONARY MOUNTED CONSTRUCTION AREA SIGNS

SIGN ID ⊗	SIGN DESIGNATION	PANEL SIZE	SIGN MESSAGE	NUMBER OF POSTS AND SIZE	NUMBER OF SIGNS
Ⓐ	W20-1	48" x 48"	ROAD WORK AHEAD	2 - 4" X 6"	3
Ⓑ	G20-2	36" x 18"	END ROAD WORK	1 - 4" X 4"	3
Ⓒ	C40(CA)	108" x 42"	TRAFFIC FINES DOUBLED IN CONSTRUCTION ZONE	2 - 4" X 6"	2



STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION
Caltrans
DESIGN
 FUNCTIONAL SUPERVISOR: MUNSHI MUHSIN
 CALCULATED-DESIGNED BY: _____ CHECKED BY: _____
 JOSE OCHOA
 MUNSHI MUHSIN
 REVISED BY: _____ DATE REVISED: _____

CONSTRUCTION AREA SIGNS

NO SCALE

CS-1

APPROVED FOR CONSTRUCTION AREA SIGN WORK ONLY

DIST	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS
07	Ven	1	1.0/1.3	5	

REGISTERED ELECTRICAL ENGINEER DATE _____

PLANS APPROVAL DATE _____

THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.

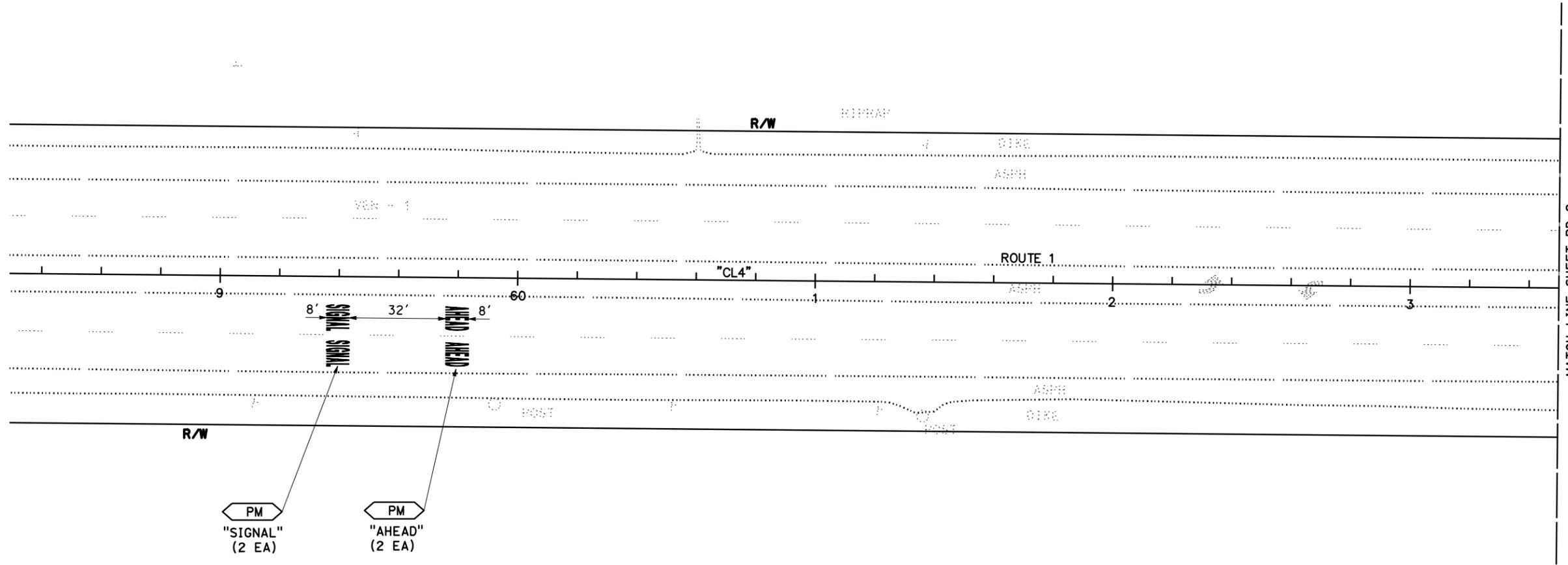
NOTES:

1. FOR ACCURATE RIGHT OF WAY DATA, CONTACT RIGHT OF WAY ENGINEERING AT THE DISTRICT OFFICE.
2. EXACT LOCATION OF PAVEMENT MARKINGS TO BE APPROVED BY THE ENGINEER IN THE FIELD.
3. LIMIT LINE SHALL BE PLACED 65' IN ADVANCE OF CROSSWALK.
4. ALL TRAFFIC STRIPES AND PAVEMENT MARKINGS ARE PREFORMED THERMOPLASTIC UNLESS OTHERWISE NOTED.
5. REMOVE ALL CONFLICTING TRAFFIC STRIPES, PAVEMENTS MARKINGS AND PAVEMENT MARKERS.

LEGEND:

- CW** CROSSWALK
- LL** LIMIT LINE
- PM** PAVEMENT MARKING

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION DESIGN
 Jose Ochoa
 Munshi Muhsin
 Munshi Muhsin
 Jose Ochoa
 Munshi Muhsin
 Munshi Muhsin
 Jose Ochoa
 Munshi Muhsin



County of Ventura
 Planning Director Hearing
 Case No. PL23-0099
 Exhibit 3-Plans



PAVEMENT DELINEATION

SCALE 1" = 20'

PD-1

APPROVED FOR PAVEMENT DELINEATION WORK ONLY

DATE PLOTTED => 9-FEB-2024
 TIME PLOTTED => 10:34

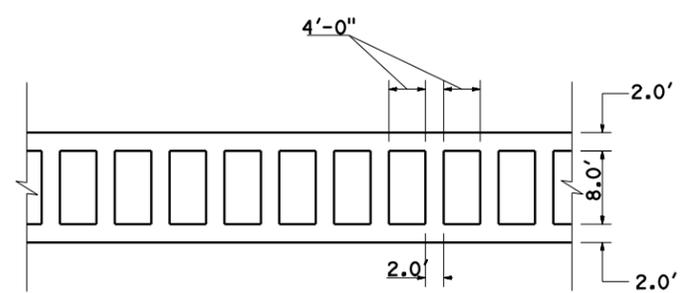
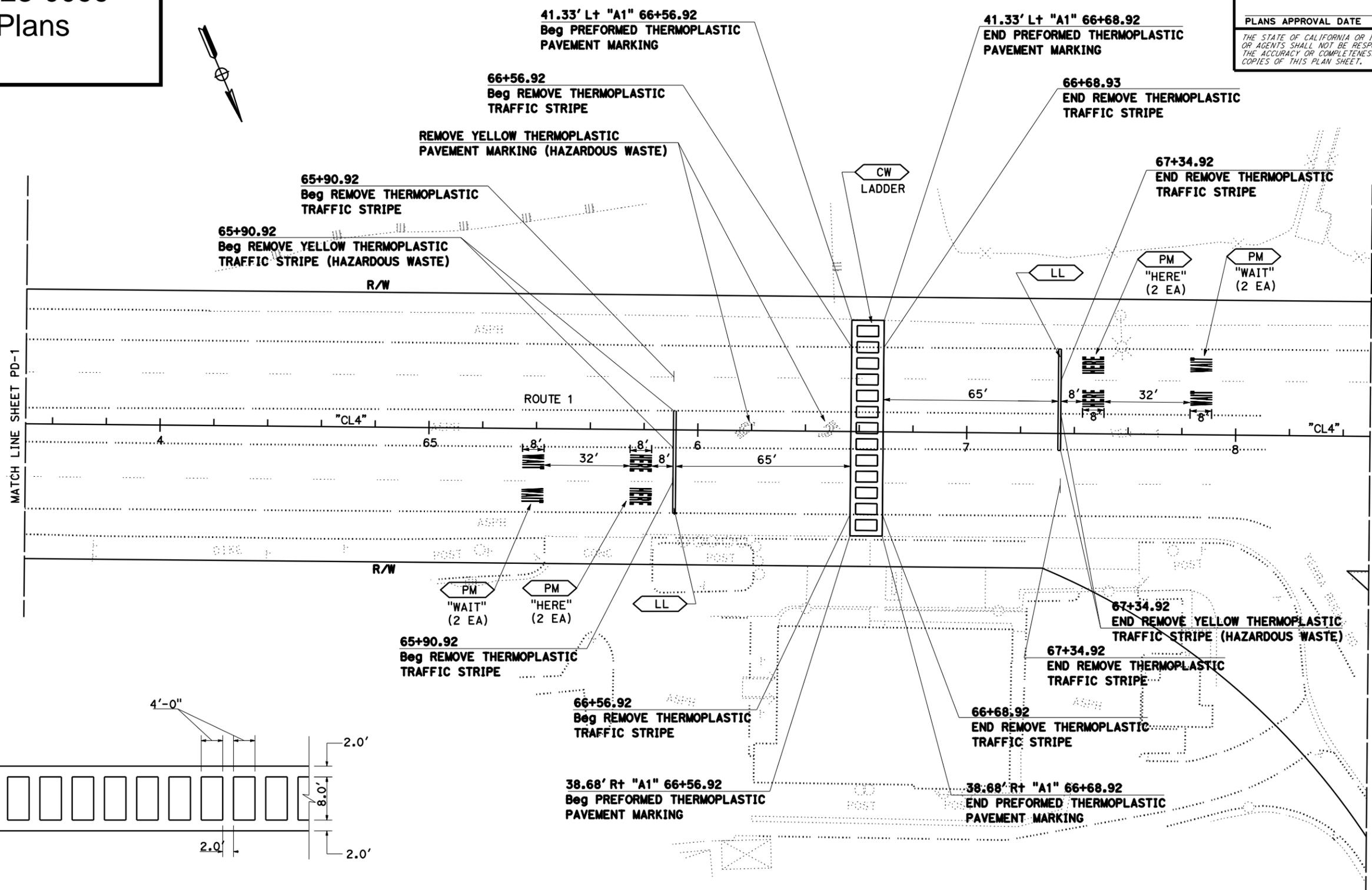
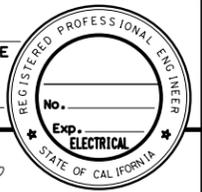
County of Ventura
 Planning Director Hearing
 Case No. PL23-0099
 Exhibit 3-Plans

Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS
07	Ven	1	1.0/1.3	6	

REGISTERED ELECTRICAL ENGINEER DATE _____

PLANS APPROVAL DATE _____

THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.



LADDER PEDESTRIAN CROSSWALK DETAILS

PAVEMENT DELINEATION

SCALE 1" = 20'

APPROVED FOR PAVEMENT DELINEATION WORK ONLY

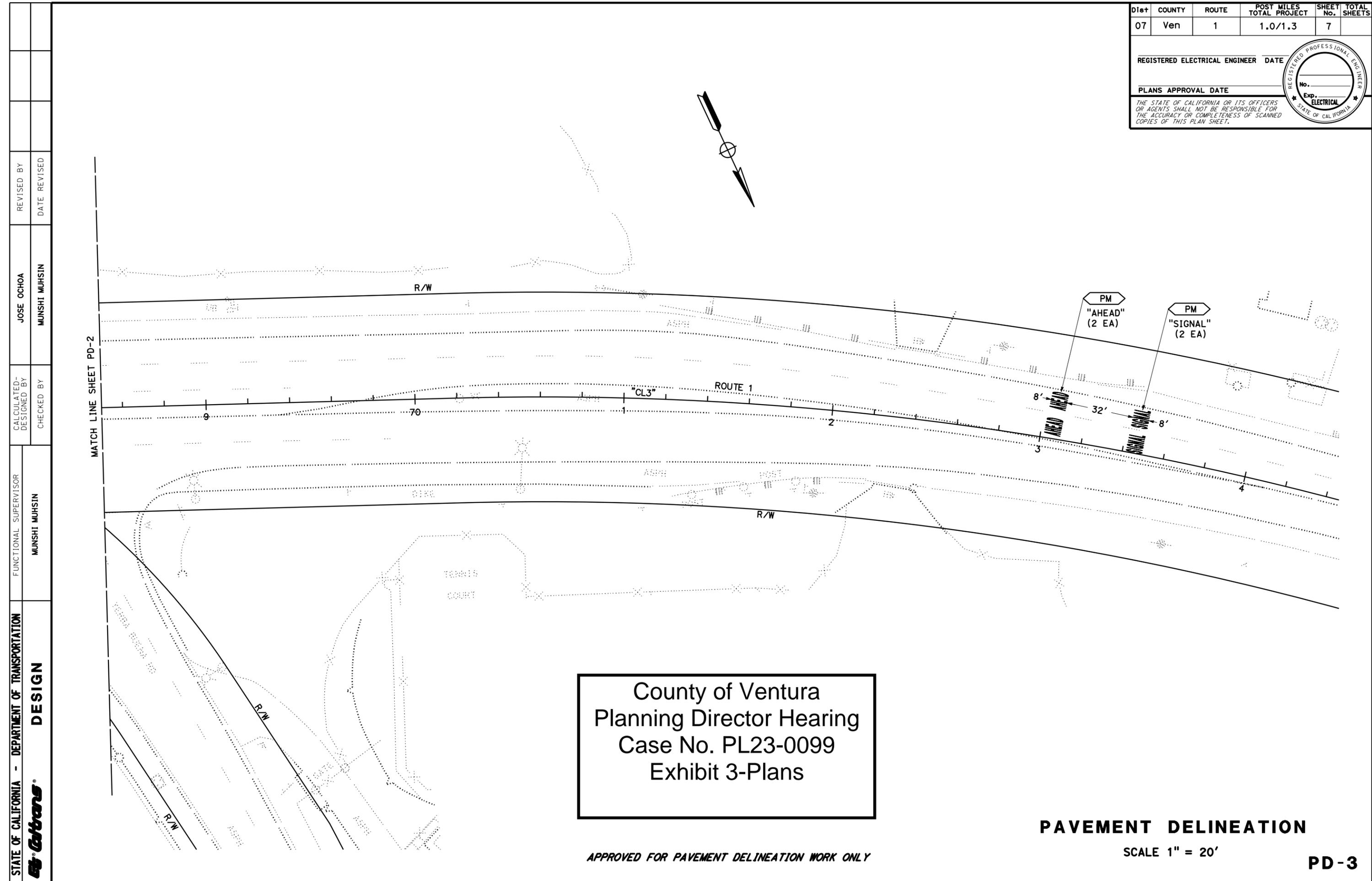
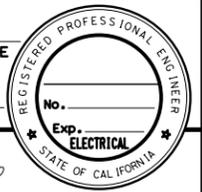
PD-2

REVISOR	DATE	REVISION
JOSE OCHOA		
MUNSHI MUHSIN		
CALCULATED/DESIGNED BY	CHECKED BY	
MUNSHI MUHSIN		
FUNCTIONAL SUPERVISOR		
MUNSHI MUHSIN		
STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION		
DESIGN		

Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS
07	Ven	1	1.0/1.3	7	

REGISTERED ELECTRICAL ENGINEER	DATE
PLANS APPROVAL DATE	

THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.



County of Ventura
 Planning Director Hearing
 Case No. PL23-0099
 Exhibit 3-Plans

PAVEMENT DELINEATION

SCALE 1" = 20'

PD-3

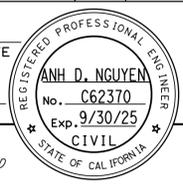
APPROVED FOR PAVEMENT DELINEATION WORK ONLY

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION	DESIGN
FUNCTIONAL SUPERVISOR	MUNSHI MUHSIN
CALCULATED/DESIGNED BY	CHECKED BY
JOSE OCHOA	MUNSHI MUHSIN
REVISED BY	DATE REVISED

DATE PLOTTED => 9-FEB-2024
 TIME PLOTTED => 10:42

DIST	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS
07	Ven	1	1.0/1.3		20

REGISTERED CIVIL ENGINEER DATE
 PLANS APPROVAL DATE

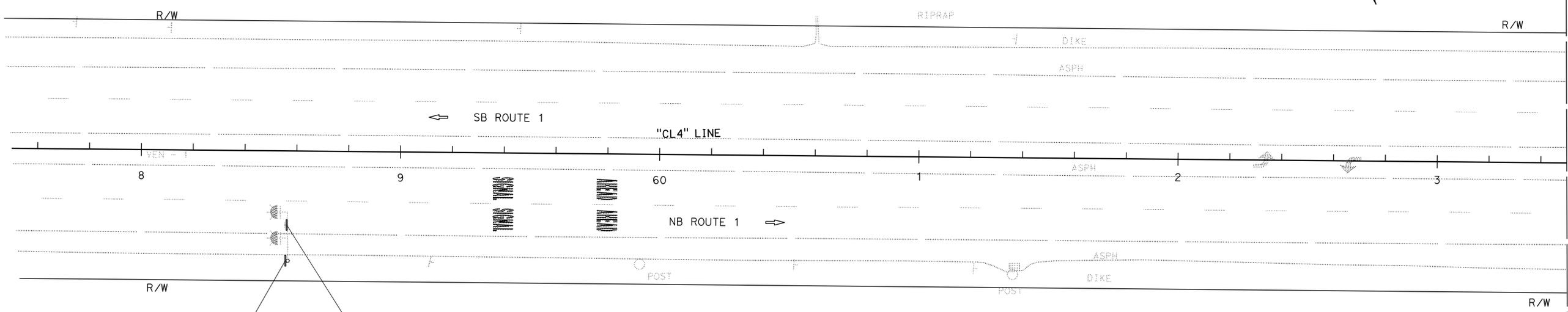


THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.

County of Ventura
 Planning Director Hearing
 Case No. PL23-0099
 Exhibit 3-Plans

NOTES:
 1. FOR ACCURATE RIGHT OF WAY DATA, CONTACT RIGHT OF WAY ENGINEERING AT THE DISTRICT OFFICE.

- LEGEND:**
- (SS) INSTALL SIGN (STRAP AND SADDLE BRACKET METHOD)
 - (MH) INSTALL SIGN (MAST-ARM HANGER METHOD)
 - (R) REMOVE ROADSIDE SIGN (WOOD POST)
 - (1W) ROADSIDE SIGN-ONE POST (WOOD)



W11-2
 W16-9P (SS) (S1-1) (S1-2) (MH) W11-2

S:\design\p8501\traffict\traffict\Traffic Design\civil\Stephanie\Plans\0719000259\001.dgn
 STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION
 FUNCTIONAL SUPERVISOR ANH D. NGUYEN
 CHECKED BY ANH D. NGUYEN
 DESIGNED BY STEPHANIE LING
 REVISIONS BY ANH D. NGUYEN
 DATE REVISIONS
 TRAFFIC DESIGN

SIGN PLAN
(ROADSIDE SIGN)
 SCALE: 1" = 20'

S - 1

APPROVED FOR SIGN WORK ONLY

DATE PLOTTED => 13-FEB-2024
 TIME PLOTTED => 09:59
 LAST REVISION

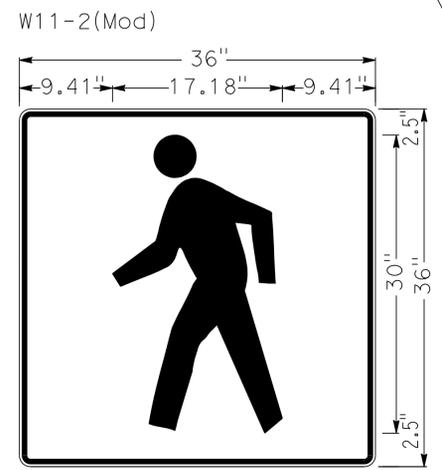
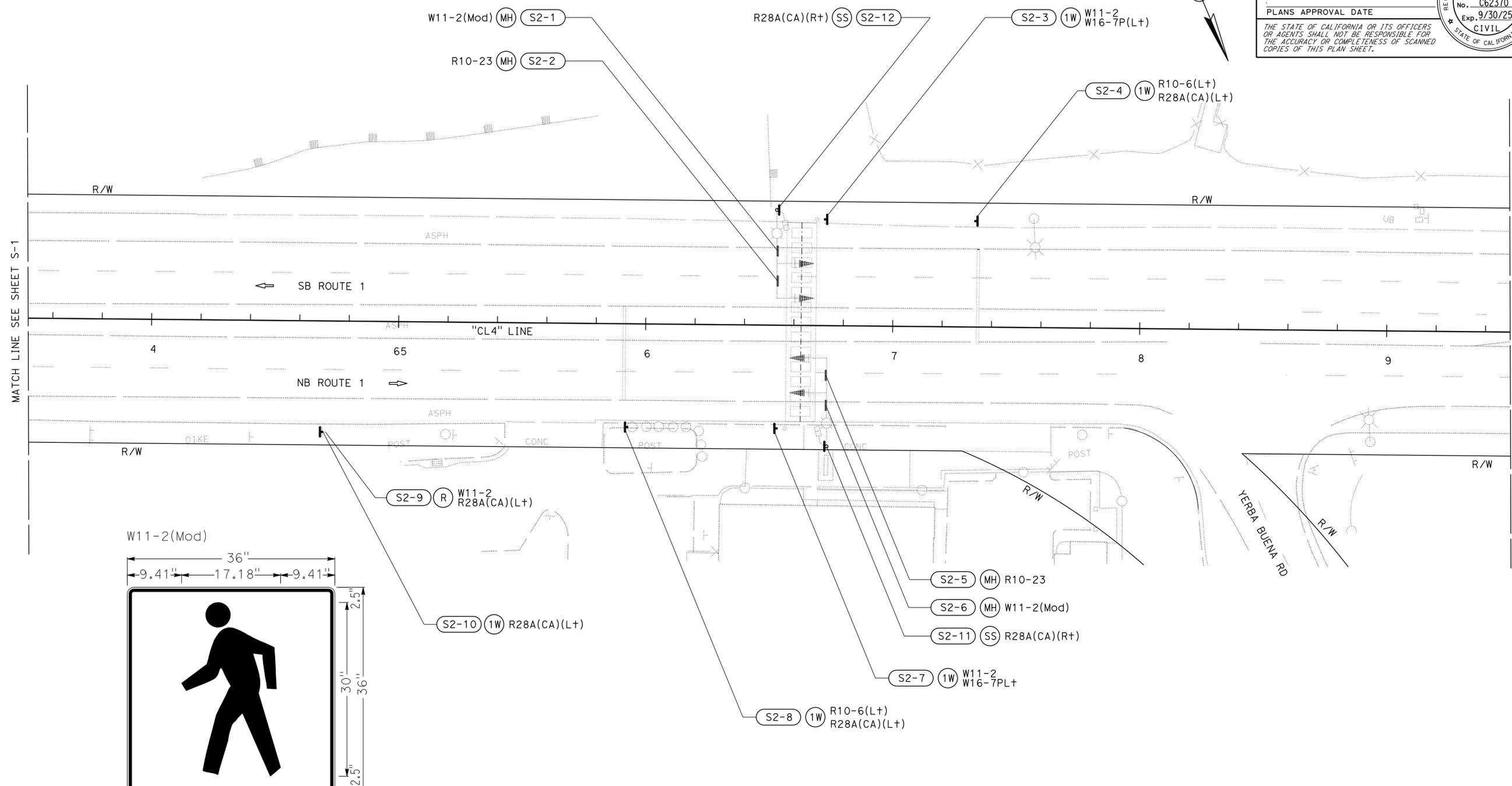
Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS
07	Ven	1	1.0/1.3	10	20

REGISTERED CIVIL ENGINEER	DATE
ANH D. NGUYEN	
No. C62370	
Exp. 9/30/25	
CIVIL	

PLANS APPROVAL DATE _____

THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.

NOTES:
 1. FOR ACCURATE RIGHT OF WAY DATA, CONTACT RIGHT OF WAY ENGINEERING AT THE DISTRICT OFFICE.



W11-2(MOD);
 1.50" RADIUS, 0.63" BORDER, 0.38" INDENT, BLACK ON, YELLOW;



County of Ventura
 Planning Director Hearing
 Case No. PL23-0099
 Exhibit 3-Plans

SIGN PLAN
(ROADSIDE SIGN)
 SCALE: 1" = 20'

S - 2

APPROVED FOR SIGN WORK ONLY

S:\design\p8501\Traffic\Traffic Design\civil\Stephanie\Plans\0719000259\002.dgn
 STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION
 FUNCTIONAL SUPERVISOR ANH D. NGUYEN
 TRAFFIC DESIGN
 CALCULATED-DRAWN BY STEPHANIE LING
 CHECKED BY ANH D. NGUYEN
 REVISIONS BY DATE
 REVISIONS BY DATE

DATE PLOTTED => 13-FEB-2024
 TIME PLOTTED => 09:53
 LAST REVISION

Sign No.	Sign Code	Sign Message	Locations	Mounting Type
S1-1	W11-2	PEDESTRIAN CROSSING	S-1	MOUNT ON SIGNAL POST
	W16-9P	AHEAD (PLAQUE)		HANG ON MAST-ARM
S1-2	W11-2	PEDESTRIAN CROSSING	S-2	HANG ON MAST-ARM
S2-1	W11-2(Mod)	PEDESTRIAN CROSSING		HANG ON MAST-ARM
S2-2	R10-23	CROSSWALK, STOP ON RED		MOUNT ON SIGNAL POST
S2-3	W11-2	PEDESTRIAN CROSSING		MOUNT ON WOOD POST
	W16-7PLt	DOWNWARD DIAGONAL ARROW (PLAQUE)		MOUNT ON WOOD POST
S2-4	R10-6Lt	STOP HERE ON RED		HANG ON MAST-ARM
	R28A(CA)(Lt)	NO PARKING ANY TIME with Arrow		HANG ON MAST-ARM
S2-5	R10-23	CROSSWALK, STOP ON RED		MOUNT ON WOOD POST
S2-6	W11-2(Mod)	PEDESTRIAN CROSSING		MOUNT ON WOOD POST (Replacing existing wood post)
S2-7	W11-2	PEDESTRIAN CROSSING		MOUNT ON SIGNAL POST
	W16-7PLt	DOWNWARD DIAGONAL ARROW (PLAQUE)		HANG ON MAST-ARM
S2-8	R10-6Lt	STOP HERE ON RED		
	R28A(CA)(Lt)	NO PARKING ANY TIME with Arrow		
S2-10	R28A(CA)(Lt)	NO PARKING ANY TIME with Arrow		
S2-11	R28A(28)(Rt)	NO PARKING ANY TIME with Arrow		
S3-1	W11-2(Mod)	PEDESTRIAN CROSSING	S-3	HANG ON MAST-ARM

Legend	Number of Signs
North Side (Restaurant)	8
South Side (Beach)	6
Ground	5
Signal	9

County of Ventura
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 Case No. PL23-0099
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Sign Code	Sign Message
W11-2 W11-2(Mod)	
W16-9P	
W16-7PLt	
R10-6Lt	
R10-23	
R28A(CA)(Lt) R28A(CA)(Rt)	

DIST	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS
07	Ven	1	1.0/1.3	14	20



REGISTERED ELECTRICAL ENGINEER DATE _____
 PLANS APPROVAL DATE _____
 THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.

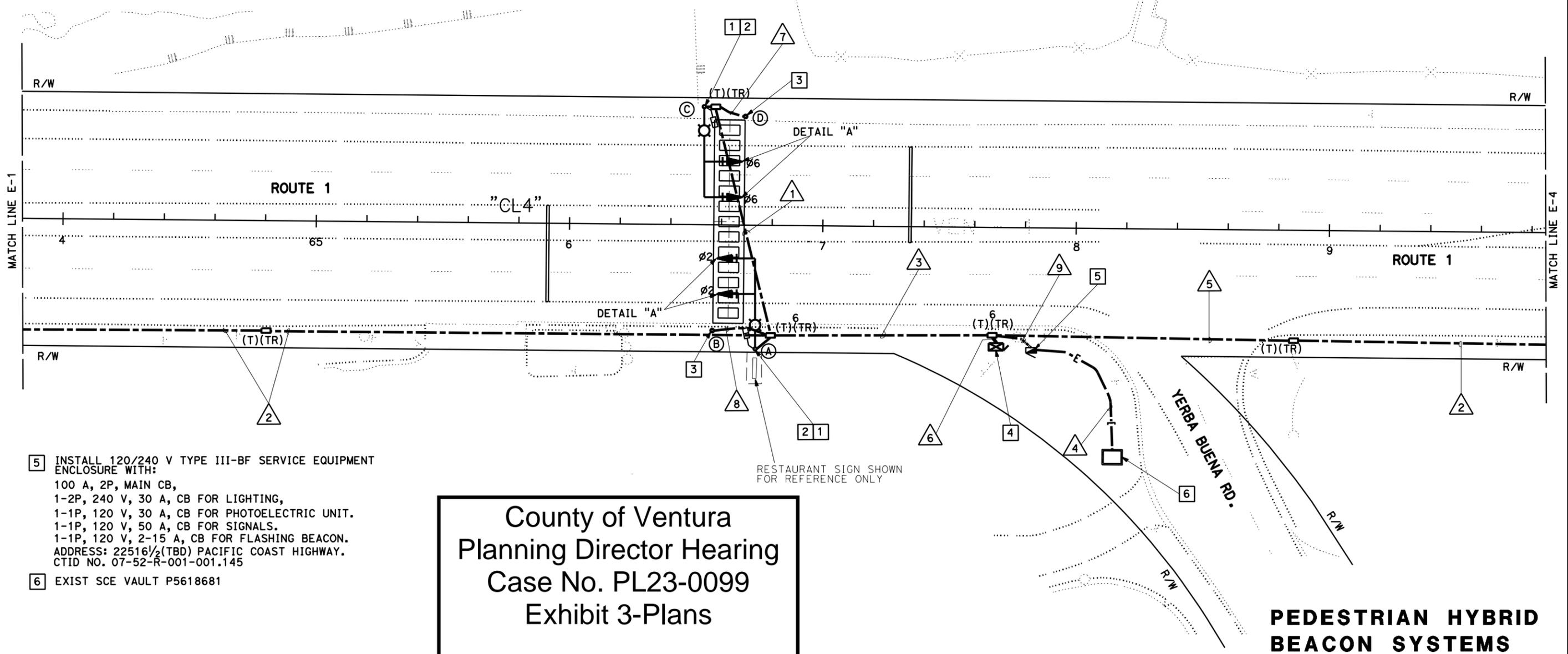
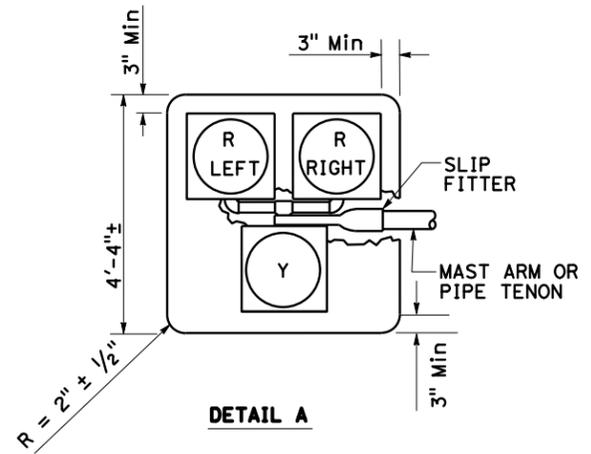
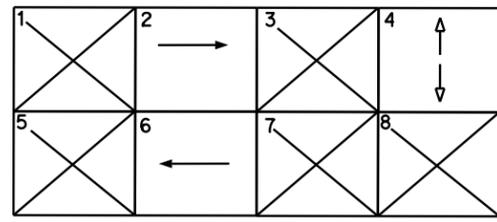
NOTES: (THIS SHEET ONLY)

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- IF REMOVING NATIVE TREE OR SHRUB BECOMES NECESSARY, NOTIFY THE RESIDENT ENGINEER, AND THE DISTRICT LANDSCAPE ARCHITECT TO BE ADVISED.
- SEE E-3 FOR CONDUCTOR AND CONDUIT SCHEDULE

LEGEND: (THIS SHEET ONLY)

- INSTALL SIGNAL POLE AND FOUNDATION.
- INSTALL COUNTDOWN PED SIGNAL HEAD.
- INSTALL APS ON PBA POST.
- INSTALL DEPARTMENT FURNISHED MODEL 2070E CONTROLLER ASSEMBLY, WITH 332LS CABINET, INSTALL LX-BBS CABINET, BATTERIES, AND BBS COMPONENTS.

PROPOSED PHASE DIAGRAM



- INSTALL 120/240 V TYPE III-BF SERVICE EQUIPMENT ENCLOSURE WITH:
 100 A, 2P, MAIN CB,
 1-2P, 240 V, 30 A, CB FOR LIGHTING,
 1-1P, 120 V, 30 A, CB FOR PHOTOELECTRIC UNIT.
 1-1P, 120 V, 50 A, CB FOR SIGNALS.
 1-1P, 120 V, 2-15 A, CB FOR FLASHING BEACON.
 ADDRESS: 22516 1/2 (TBD) PACIFIC COAST HIGHWAY.
 CTID NO. 07-52-R-001-001.145
- EXIST SCE VAULT P5618681

**County of Ventura
 Planning Director Hearing
 Case No. PL23-0099
 Exhibit 3-Plans**

PEDESTRIAN HYBRID BEACON SYSTEMS

SCALE: 1" = 20'

E-2

APPROVED FOR ELECTRICAL WORK ONLY

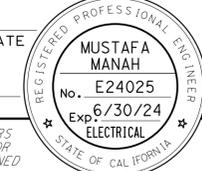
STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION
TRAFFIC DESIGN
 FUNCTIONAL SUPERVISOR: OSWALD ELIZONDO
 CALCULATED/DESIGNED BY: [blank]
 CHECKED BY: [blank]
 DESIGNED BY: TEMODROS ABRIE
 MUSTAFA MANAH
 REVISIONS: [blank]
 REVISED BY: [blank]
 DATE REVISED: [blank]

Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS
07	Ven	1	1.0/1.3	15	20

County of Ventura
Planning Director Hearing
Case No. PL23-0099
Exhibit 3-Plans

REGISTERED ELECTRICAL ENGINEER DATE _____

PLANS APPROVAL DATE _____



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CONDUCTOR AND CONDUIT SCHEDULE

CONDUCTOR DESIGNATION			RUN NUMBER										
CABLE TYPE	Std (X)	PHASE	NUMBER OF CONDUCTORS										
			1	2	3	4*	5	6	7	8	9		
Veh-Ped 12CSC PBA 3CSC	A	2,4P	-	-	1	-	-	1	-	-	-	-	-
	B	4	-	-	1	-	-	-	1	-	-	1	-
	C	6,4P	1	-	1	-	-	-	1	-	-	-	-
	D	4	-	1	-	1	-	-	-	1	-	1	-
TOTAL CABLES 12/3 CONDUCTORS			1	1	-	2	2	-	-	2	2	1	1
DLC	ø2 ADVANCE			2	2				2				
	ø6 ADVANCE		2					2	2				
APS	APS CABLE									1	1		
#8	STREET LIGHTING		2	-	2	-	-	2					2
#6	CONTROLLER POWER		-	-	-	-	-	2					2
#8	FLASHING BEACON		-	2	2	-	2	-					4
#8	GROUND		1	2	2	-	2	2		1	1		1
CONDUIT SIZE (INCHES)			3"	2-1½"	2", ½"	3"	2-3"	2-3"		2"	2"		3"

ALL CONDUITS AND CONDUCTORS ARE NEW UNLESS OTHERWISE NOTED.
* CONDUCTOR BY SOUTHERN CALIFORNIA EDISON

STANDARD AND EQUIPMENT SCHEDULE

X	STANDARD			Veh Sig Mtg				Ped SIGNAL		APS	LED	SPECIAL REQUIREMENT
	TYPE	SMA	LMA	ø	MAST ARM	ø	POLE	ø	Mtg	ø	ARROW	
A	24A-4-100	35'	15'	2	2-MAS	6	-	4	SV-1-T		→	150 W
B	PBA POST	-	-	-	-	-	-	-	-	2	→	-
C	24A-4-100	35'	15'	2	2-MAS	2	-	4	SV-1-T		→	150 W
D	PBA POST	-	-	-	-	-	-	-	-	2	←	-

ALL STANDARD AND EQUIPMENT ARE NEW UNLESS OTHERWISE NOTED.

PEDESTRIAN HYBRID BEACON SYSTEMS

E-3

APPROVED FOR ELECTRICAL WORK ONLY

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION
Caltrans TRAFFIC DESIGN
 FUNCTIONAL SUPERVISOR OSWALD ELIZONDO
 CALCULATED/DESIGNED BY CHECKED BY
 TEWODROS ABRIE MUSTAFA MANAH
 REVISED BY DATE REVISED

DATE PLOTTED => 13-JAN-2024
 TIME PLOTTED => 12:37

DIST	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS
07	Ven	1	1.0/1.3	16	20

REGISTERED ELECTRICAL ENGINEER DATE _____

PLANS APPROVAL DATE _____

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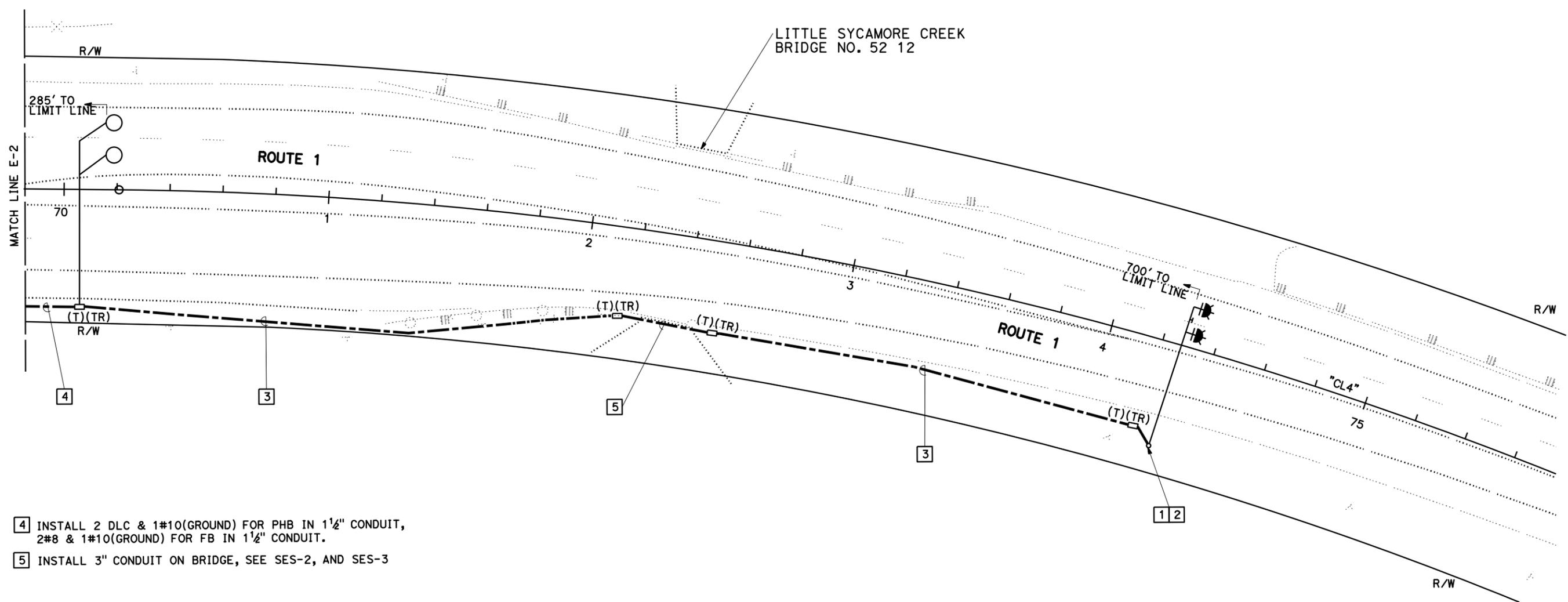
**County of Ventura
Planning Director Hearing
Case No. PL23-0099
Exhibit 3-Plans**

NOTES: (THIS SHEET ONLY)

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LEGEND: (THIS SHEET ONLY)

- 1 INSTALL FLASHING BEACON POLE AND FOUNDATION WITH TYPE 9B SIGN, SEE SES-1
- 2 INSTALL FLASHING BEACON ASSEMBLY.
- 3 INSTALL 2#8 & 1#8(GROUND) IN A 1 1/2" CONDUIT



- 4 INSTALL 2 DLC & 1#10(GROUND) FOR PHB IN 1 1/2" CONDUIT, 2#8 & 1#10(GROUND) FOR FB IN 1 1/2" CONDUIT.
- 5 INSTALL 3" CONDUIT ON BRIDGE, SEE SES-2, AND SES-3

**PEDESTRIAN HYBRID
BEACON SYSTEMS**

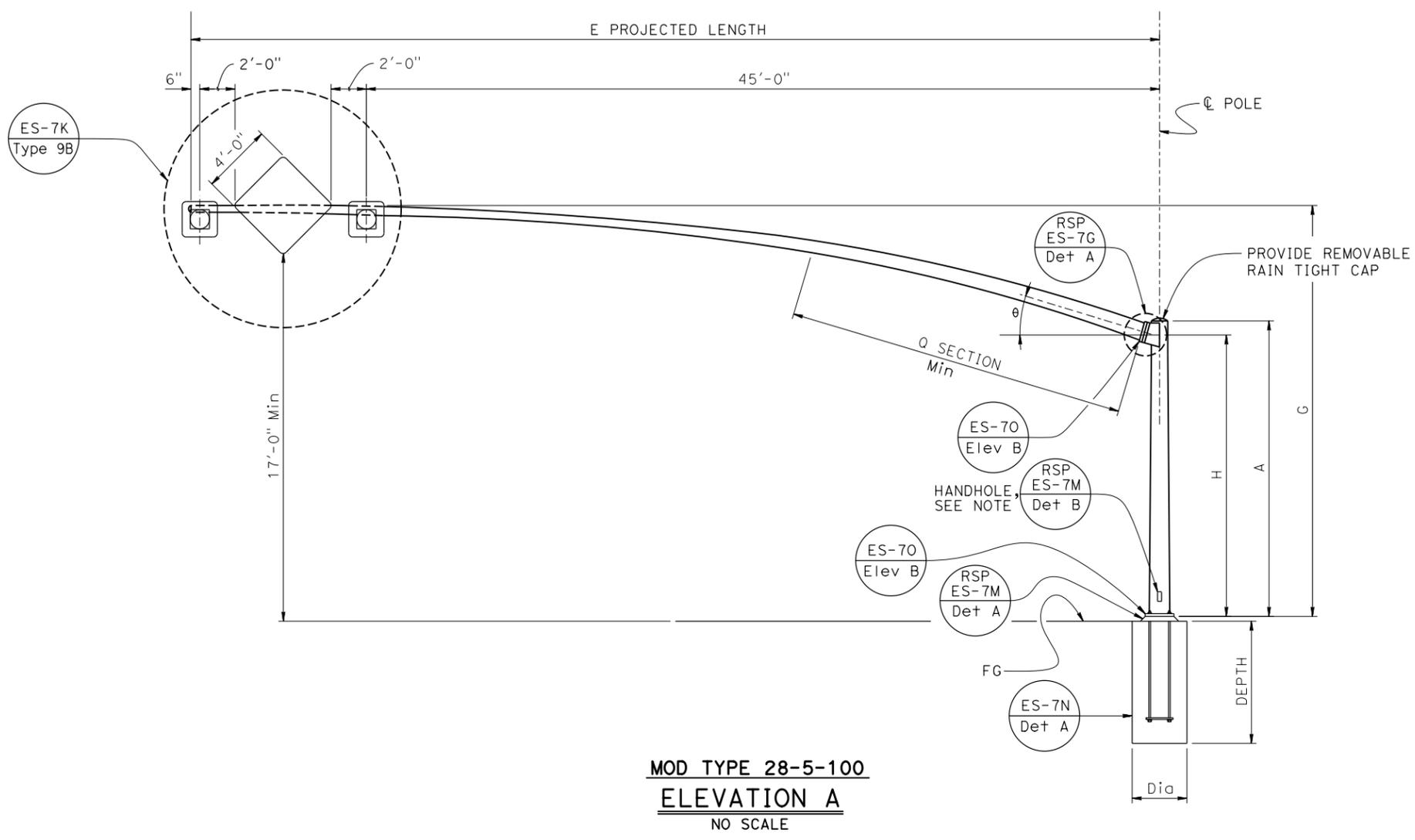
SCALE: 1" = 20'

E-4

APPROVED FOR ELECTRICAL WORK ONLY

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION
Caltrans TRAFFIC DESIGN
 FUNCTIONAL SUPERVISOR OSWALD ELIZONDO
 CALCULATED/DESIGNED BY
 CHECKED BY
 TEWODROS ABRIE
 MUSTAFA MANAH
 REVISED BY
 DATE REVISED

LAST REVISION
 DATE PLOTTED => 9-FEB-2024
 TIME PLOTTED => 12:37



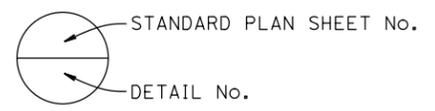
MOD TYPE 28-5-100
ELEVATION A
NO SCALE

GENERAL NOTES

- SPECIFICATIONS**
DESIGN:
AASHTO Standard Specifications for Structural Supports for Highway Signs, Luminaires and Traffic Signals Sixth edition.
- LOADING:**
Wind Loadings: 100 MPH(3-sec gust)
- UNIT STRESSES:**
STRUCTURAL STEEL:
fy = 55,000 psi tapered steel tube
fy = 50,000 psi unless otherwise noted.
- ANCHOR BOLTS:**
fy = 55,000 psi
- REINFORCED CONCRETE:**
f'c = 3,600 psi
fy = 60,000 psi

- NOTES:**
- For pole locations, see "ELECTRICAL PLANS".
 - All steel must be galvanized after fabrication.
 - During pole erection the post must be raked as necessary with the use of leveling nuts to provide a plumb pole axis.
 - The foundation must be treated as level ground condition if the slope inclination is flatter than 4H:1V.
 - Foundation design is based on AASHTO LTS-6 article 13.6 Broms' approximate procedure assuming a cohesionless material. The angle of internal friction used is 30 degrees and unit weight of soil used is 120 lbs/ft³.
 - Handhole must be located on the downstream side of traffic.
 - For details not shown, see "STANDARD PLANS" and "REVISED STANDARD PLANS".

SIGNAL MAST ARM DATA												
E PROJECTED LENGTH	G MOUNTING HEIGHT	H	Min OD AT POLE	THICKNESS	I * BOLT CIRCLE	HS CAP SCREWS	J * PLATE SIZE	K * MAST ARM R THICKNESS	L POLE R THICKNESS	θ	Q SECTION	
											LENGTH	THICKNESS
55'-0"	23'-7"± TO 25'-7"±	16'-0"	1'-1/4"	0.1793"	16"	1 1/2"-6NC-3/4"	1'-9"	1 3/4"	1 3/4"	15°	23'-0"	0.2391"



POLE TYPE	LOAD CASE	WIND VELOCITY (mph)	POLE DATA				BASE PLATE DATA				LUMINAIRE MAST ARM	SIGNAL MAST ARM	CIDH PILE DATA		
			A HEIGHT	Min OD		THICKNESS	C *	BC * = BOLT CIRCLE	THICKNESS	ANCHOR BOLT SIZE			"Dia"	DEPTH	
				BASE	TOP									LEVEL GROUND	SLOPING GROUND UP TO 2:1
MOD 28-5-100	5	100	17'-0"	22"	19 5/8"	0.375"	2'-11"	2'-9"	3"	3"ø x 60"	NONE	55'-0"	4'-6"ø	14'-0"	16'-0"

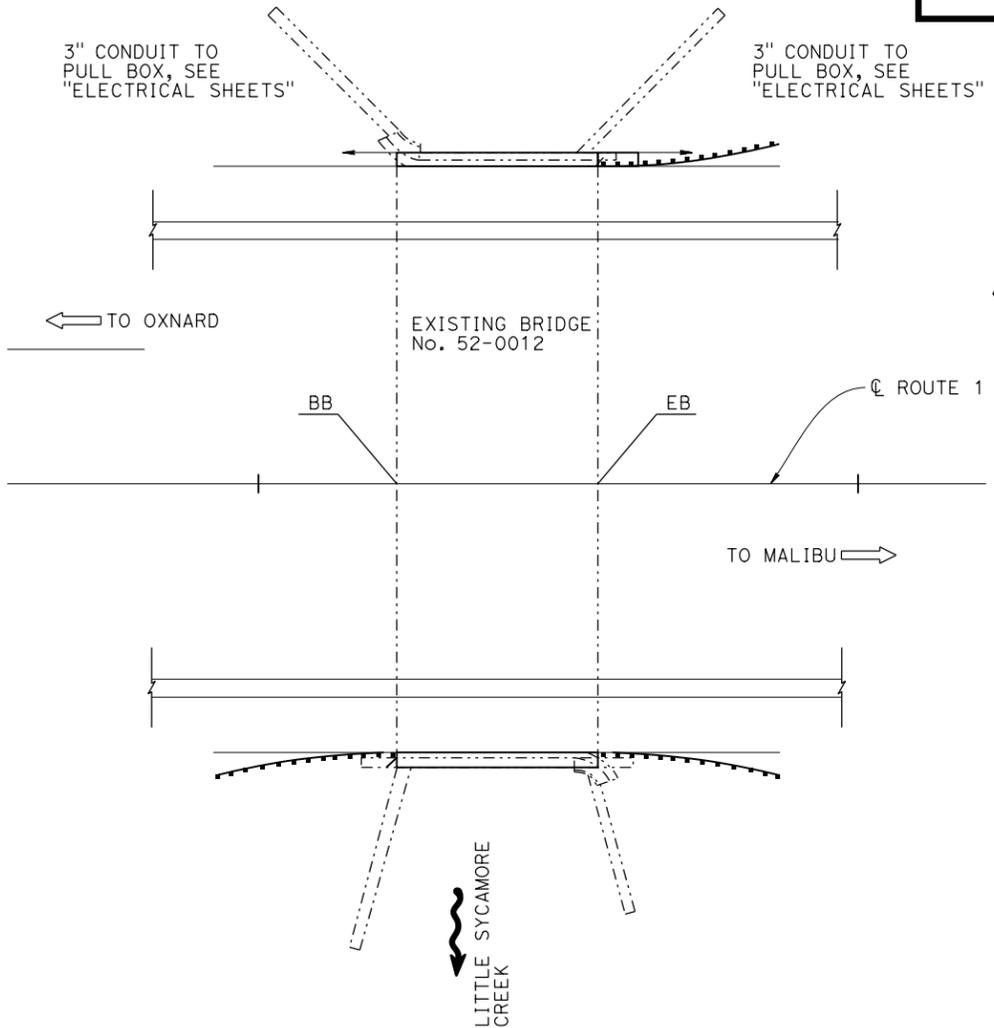
* See STANDARD PLANS Sheet ES-7G "Detail A" and "Detail B"

NOTE:
THE CONTRACTOR SHALL VERIFY ALL CONTROLLING FIELD DIMENSIONS BEFORE ORDERING OR FABRICATING ANY MATERIAL.

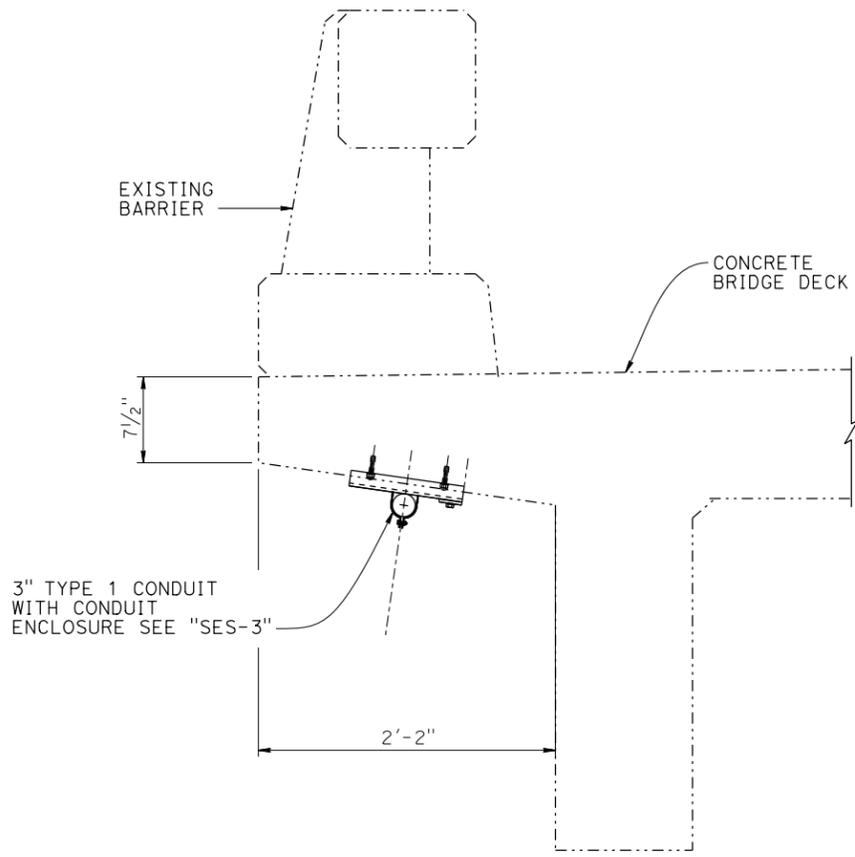
County of Ventura
Planning Director
Hearing
Case No. PL23-0099
Exhibit 3-Plans

County of Ventura
 Planning Director Hearing
 Case No. PL23-0099
 Exhibit 3-Plans

Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS
			X	DATE	
REGISTERED CIVIL ENGINEER					
PLANS APPROVAL DATE					
THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.					



PLAN
 1" = 10'-0"

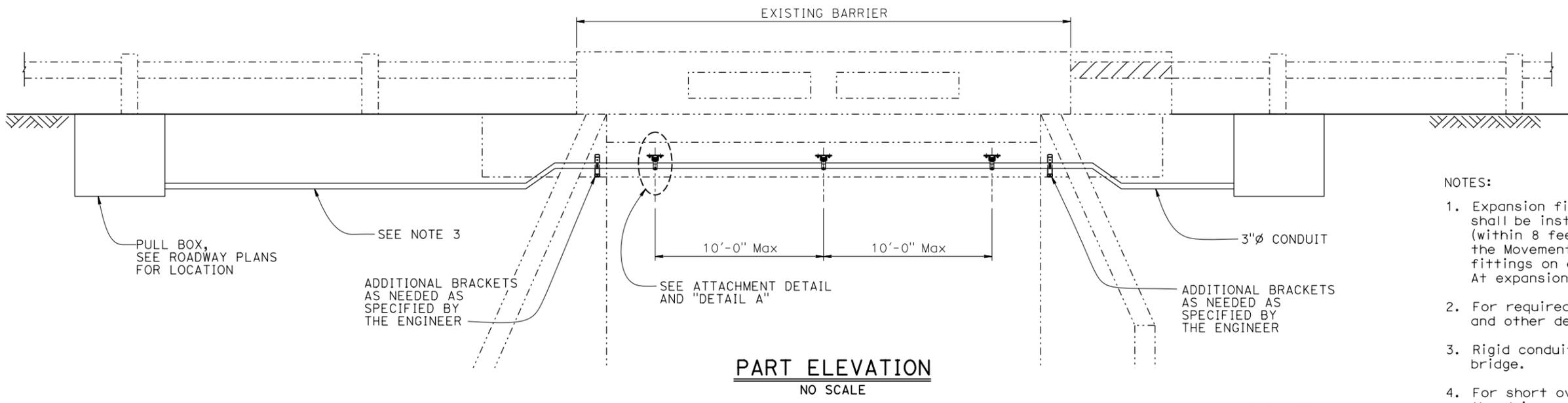


SECTION A-A
 1 1/2" = 1'-0"

- SPECIFICATIONS**
- DESIGN: Standard Specifications for Structural Supports for Highway Signs, Luminaires, and Traffic Signals, AASHTO 6th Edition
- CONSTRUCTION: Standard specifications and the Special Provisions, State of California Department of Transportation.
- LOADING: Wind Loading: 100 mph (3 sec gust)
- STANDARD PLANS DATED 2022
- A3A ABBREVIATIONS (SHEET 1 OF 3)
 - A3B ABBREVIATIONS (SHEET 2 OF 3)
 - A3C ABBREVIATIONS (SHEET 3 OF 3)
- NOTES:
1. Conduit supports to be spaced at 10 feet intervals maximum, except at expansion joints where the spacing is 2 feet intervals maximum; at conduit bends the spacing is 1 foot maximum.
 2. Locate conduit expansion fitting must be able to handle movement up to 4 inches.
 3. For "DETAIL A", see "ANCHORAGE DETAILS" sheet.
 4. For details not shown, see "STANDARD PLANS".
 5. The Contractor shall verify all controlling field dimensions before ordering or fabricating any material.
- LEGEND:
- Existing Feature
 - Existing Structure
 - ⇒ Direction of Traffic

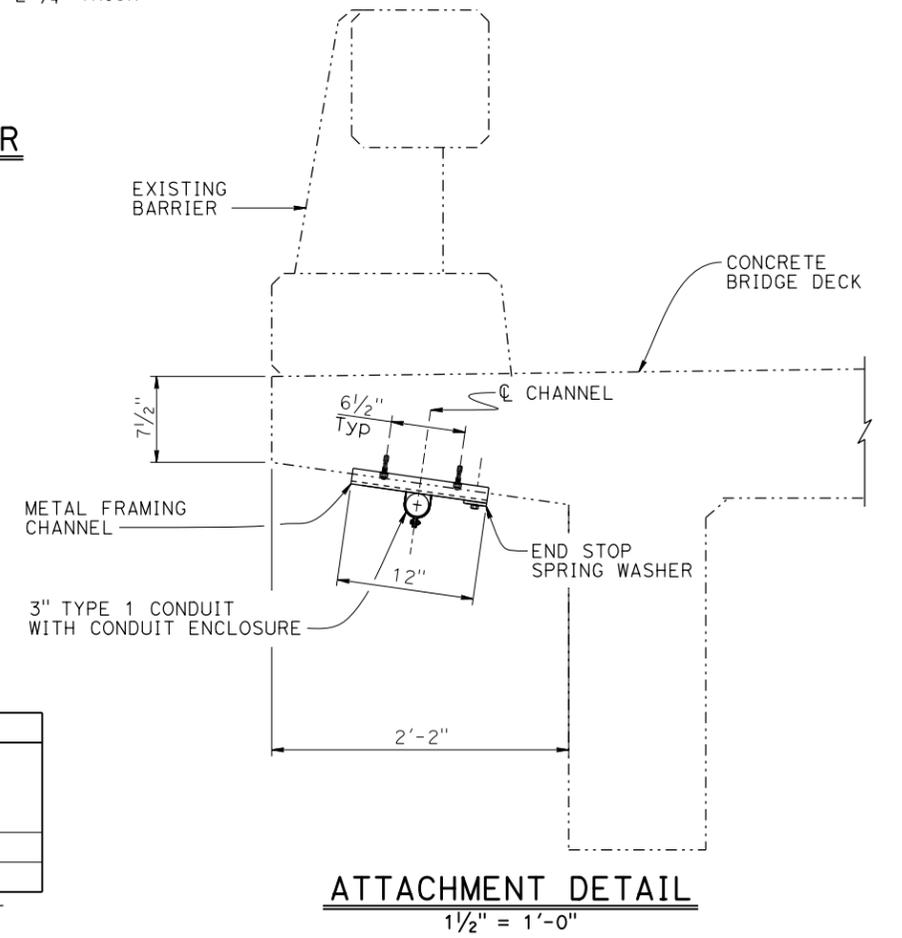
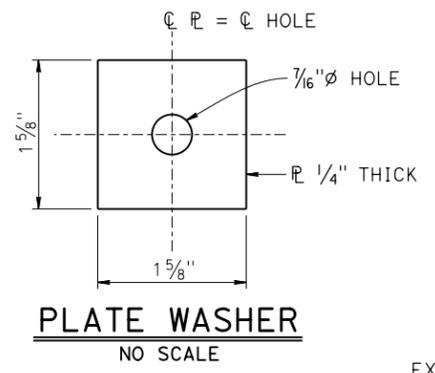
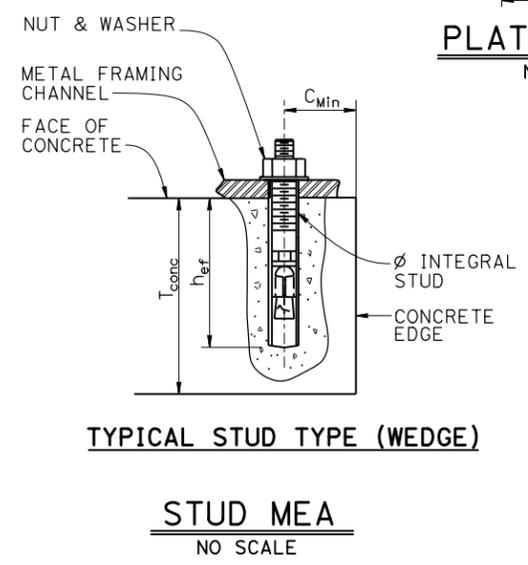
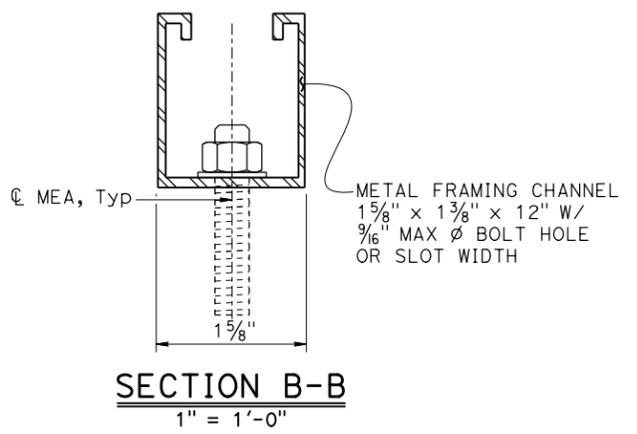
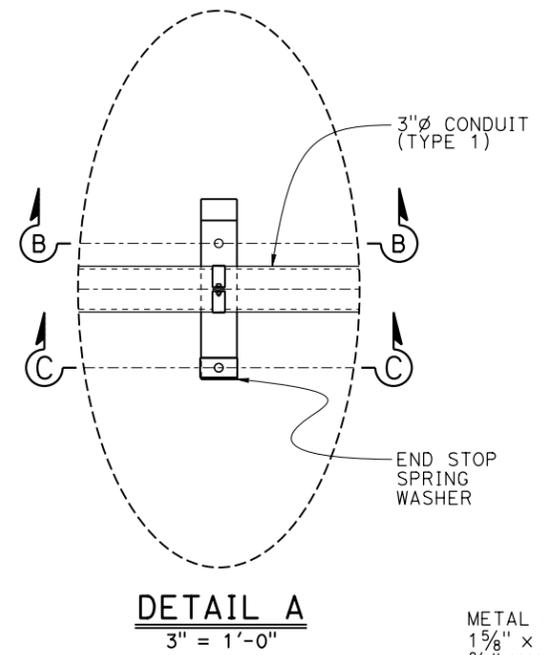
NOTE:
 THE CONTRACTOR SHALL VERIFY ALL CONTROLLING FIELD DIMENSIONS BEFORE ORDERING OR FABRICATING ANY MATERIAL.

JUAN JAUREGUI BRANCH CHIEF	DESIGN	BY MY ZAKARIA ELAZHARI	CHECKED WOLDE HERENO	STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION	DIVISION OF ENGINEERING SERVICES OFFICE OF DESIGN AND TECHNICAL SERVICES SPECIAL DESIGNS BRANCH A	BRIDGE No.	52-0012	LITTLE SYCHMORE BRIDGE CONDUIT (OVERHANG/ SLAB)	SES-2
	DETAILS	BY SAPNAA DORAISWAMY	CHECKED MY ZAKARIA ELAZHARI			POST MILE	1.0/1.3		
	QUANTITIES	BY X	CHECKED X						
SPECIAL DESIGN BRANCH A BORDER SHEET (ENGLISH) (REV. 6/5/2023)		DATE PLOTTED => 18-JAN-2024 FILE => 0719000259uh002.dgn		TIME PLOTTED => 08:57 USERNAME => s156400		ORIGINAL SCALE IN INCHES FOR REDUCED PLANS 0 1 2 3		UNIT: 3619 PROJECT NUMBER & PHASE: 07190002591	
				COUNTY/ROUTE/ZONE: VEN/001/5		CONTRACT No.: 07-4P8504		DISREGARD PRINTS BEARING EARLIER REVISION DATES	
						REVISION DATES		SHEET OF	
						11/27/23 12/01/23 01/17/24		2 3	



- NOTES:
- Expansion fittings and expansion-deflection fittings shall be installed adjacent to BB, EB, joints or hinges (within 8 feet). Fittings must be able to handle up to the Movement Range (MR) noted for the bridge. Stagger fittings on either side of BB, EB, joints or hinges. At expansion fittings, add gradual field bends as needed.
 - For required conduit bend radius, splice box locations and other details not shown, see ELECTRICAL PLANS.
 - Rigid conduit continues to underground Pull Box near bridge.
 - For short overhangs with reduced space, bridging over the drip groove will be allowed.

LEGEND:
 - - - - Existing Structure
 MEA - Mechanical Expansion Anchor



**County of Ventura
 Planning Director Hearing
 Case No. PL23-0099
 Exhibit 3-Plans**

CONCRETE EXPANSION ANCHOR REQUIREMENTS				
Anchor Diameter (in)	Minimum Effective Embedment h_{ef} (in)	Minimum Concrete Thickness T_{conc} (in)	Minimum Edge Distance C_{min} (in)	Minimum Anchor Spacing (in)
1/2*	2	6	4	6
	3/4	6	4	4

* = Contractor's option to use either embedment depth for 1/2" anchor

NOTE:
 THE CONTRACTOR SHALL VERIFY ALL CONTROLLING FIELD DIMENSIONS BEFORE ORDERING OR FABRICATING ANY MATERIAL.

**CONDITIONS OF APPROVAL FOR COASTAL PD PERMIT
CASE NO. PL23-0099**

RESOURCE MANAGEMENT AGENCY (RMA)

Planning Division Conditions

1. Project Description

This Coastal Planned Development Permit is based on and limited to compliance with the project description stated in this condition below, Exhibits 3 and 6 of the Planning Director hearing on April 11, 2024, and conditions of approval set forth below. Together, these conditions and documents describe the “Project.” Any deviations from the Project must first be reviewed and approved by the County in order to determine if the Project deviations conform to the Project as approved. Project deviations may require Planning Director approval or changes to the permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) may constitute a violation of the conditions of this permit and applicable law.

The Project description is as follows:

The applicant (“Caltrans”) is requesting a Coastal Planned Development (PD) Permit to construct a crosswalk at Postmile (PM) 1.15 located at State Route (SR) 1, directly in front of Neptune’s Net restaurant and County Line Beach. The crosswalk improvements include a striped crosswalk, two flashing warning beacons, two pedestrian hybrid beacons, and a utility cabinet. The flashing warning beacons will be installed on the landward side of SR 1, approximately 800 feet north and south of the crosswalk. The northbound beacon is approximately 20 feet in height and the southbound beacon is approximately 23 to 25 feet in height, with a signal mast arm extending across the southbound lane approximately 55 feet and the northbound lane approximately 18 feet. When a pedestrian activates the signal at the crosswalk, approaching cars will see a flashing amber light at the warning beacons located approximately 800 feet in advance of the crosswalk, indicating a pedestrian has activated the beacon. These warning lights remain on until the pedestrians have cleared the crosswalk. At the crosswalk, two pedestrian hybrid beacons will be installed on either side of the crosswalk with a mast arm extending across the north and southbound lanes. The beacons are approximately 23 feet in height. The pedestrian hybrid beacons are equipped with both red and amber colored lights. A solid amber light will appear informing motorists they will need to prepare to stop, then a solid redlight will appear requiring motorists to stop for pedestrians at the crosswalk. These lights remain red until the pedestrians clear the crosswalk. White “Wait Here” lines will be striped on SR 1 informing motorists they must stop and not proceed into the striped crosswalk. Fourteen signs are proposed to be installed, 9 signs on the four beacons and 5 signs on the ground (Exhibit 3). The signs warn motorists of a crosswalk and inform them to stop. Approximately 2,000 linear feet of 1½-inch, 600 linear feet of 2-inch, and 400 linear feet of 3-inch diameter conduits will be installed underground

County of Ventura
Planning Director Hearing
Case No. PL23-0099
Exhibit 4-Conditions of Approval

between postmile 1.0 and postmile 1.3 to provide electricity to the beacons and pushbutton. At the culvert that crosses Little Sycamore Creek, the conduit will be attached to the bridge and installed from the top of the bridge. No construction activities will occur within Little Sycamore Creek.

SR 1 will be open during construction. Temporary construction signs will be installed informing motorists, bicyclists, and pedestrians that construction activities are underway and access through the area will be detoured. A single lane closure will allow construction to occur on one side of SR 1 and then reversed to complete construction on the opposite side of the road. Construction activity for site preparation and development is limited to the following hours:

Monday through Friday: 9:00 a.m. and 3:00 p.m.
7:00 p.m. and 6:00 a.m.

Saturday: 12:00 a.m. and 8:00 a.m.

No construction activities shall occur on Sundays or holidays. Construction equipment maintenance shall be limited to the same hours. Construction of the project is expected to take 90 days.

The location of temporary construction staging, and storage areas will be identified once the contractor has been retained; construction staging, and storage areas will be confined to disturbed areas that do not require vegetation or tree removal. Caltrans will incorporate all appropriate temporary Stormwater and Erosion Control Best Management Practices (BMPs) prior to construction and maintain temporary BMPs throughout construction activities. No public utilities or vegetation are proposed to be removed or replaced.

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

2. Required Improvements for Coastal PD

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

Requirement: The Permittee shall ensure that all required off-site and on-site improvements for the Project, including structures and paving, are completed in conformance with the approved plans stamped as hearing Exhibit 3. The Permittee shall prepare and submit all final building and site plans for the County’s review and approval in accordance with the approved plans. The final site plans shall indicate, but not be limited to, the location of all improvements and the construction staging and storage areas.

County of Ventura
Planning Director Hearing
Case No. PL23-0099
Exhibit 4-Conditions of Approval

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

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

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

3. Site Maintenance

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

Requirement: The Permittee shall maintain the Project site in a neat and orderly manner, and in compliance with the Project description set forth in Condition No. 1. Only equipment and/or materials which the Planning Director determines to substantially comply with the Project description shall be stored within the Project site during the life of the Project. Equipment and materials shall be stored in designated construction storage and staging Areas, as shown on the final development plans required pursuant to Condition of Approval 2 (above).

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

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

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

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4. Coastal PD Modification

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

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

5. Construction Activities

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

6. Acceptance of Conditions and Schedule of Enforcement Responses

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

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

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

7. Time Limits

(1) At the conclusion of the local appeal period set forth in the Ventura County Coastal Zoning Ordinance (Section 8181-9.2), or following a final decision on a filed appeal, the Planning Division shall send a Notice of Final Decision to the California Coastal Commission (CCC). The CCC may set another appeal period pursuant to terms and

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conditions set forth in the California Coastal Act (Pub. Res. Code, Section 30000 et seq.). Following the expiration of the CCC's appeal period, and if no appeals are filed, the decision regarding the Coastal PD Permit will be considered "effective." Once the approval decision becomes effective, the Permittee must obtain a Zoning Clearance in order to conduct the construction activities and use the property as set forth in Condition No. 1 (Project Description).

(2) This Coastal PD Permit shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for construction within one year [Ventura County Coastal Zoning Ordinance (§ 8181-7.7)] from the date the approval decision of this Coastal PD becomes effective. The Planning Director may grant a one year extension of time to the Permittee in order to obtain the Zoning Clearance for construction if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to implement the Project, and the Permittee has requested the time extension in writing prior to the one year expiration date.

(3) Prior to the issuance of the Zoning Clearance for construction, all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the Zoning Clearance for construction, any final billed processing fees must be paid within 30 days of the billing date, or the County may revoke this Coastal PD Permit.

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

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

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

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

Timing: The documentation shall be submitted to the Planning Division prior to the issuance of the Zoning Clearance for construction.

Monitoring and Reporting: The Planning Division maintains the documentation provided by the Permittee in the respective Project file. In the event that the federal, state, or local government regulatory agency prepares new documentation due to changes in

the Project or the other agency’s requirements, the Permittee shall submit the new documentation within 30 days of receipt of the documentation from the other agency.

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

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

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

Documentation: The Permittee shall present to the Planning Division staff copies of the conditions, upon Planning Division staff’s request.

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

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

10. Recorded Notice of Land Use Entitlement

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

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

Documentation: Recorded “Notice of Land Use Entitlement” form and conditions of this PD.

Timing: The Permittee shall record the “Notice of Land use Entitlement” form and conditions of this Coastal PD Permit prior to issuance of a Zoning Clearance for construction.

Monitoring and Reporting: The Permittee shall return a copy of the recorded “Notice of Land Use Entitlement” form and conditions of this Coastal PD Permit to Planning Division staff to be included in the Project file.

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11. Defense and Indemnification

- a. The Permittee shall defend, at the Permittee's sole expense with legal counsel acceptable to the County, against any and all claims, actions, or proceedings against the County, any other public agency with a governing body consisting of the members of the County Board of Supervisors, or any of their respective board members, officials, employees and agents (collectively, "Indemnified Parties") arising out of or in any way related to the County's issuance, administration, or enforcement of this Coastal PD Permit. The County shall promptly notify the Permittee of any such claim, action or proceeding and shall cooperate fully in the defense.
- b. The Permittee shall also indemnify and hold harmless the Indemnified Parties from and against any and all losses, damages, awards, fines, expenses, penalties, judgments, settlements, or liabilities of whatever nature, including but not limited to court costs and attorney fees (collectively, "Liabilities"), arising out of or in any way related to any claim, action or proceeding subject to subpart (a) above, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties.
- c. Except with respect to claims, actions, proceedings, and Liabilities resulting from an Indemnified Party's sole active negligence or intentional misconduct, the Permittee shall also indemnify, defend (at Permittee's sole expense with legal counsel acceptable to County), and hold harmless the Indemnified Parties from and against any and all claims, actions, proceedings, and Liabilities arising out of, or in any way related to, the construction, maintenance, land use, or operations conducted pursuant to this Coastal PD Permit, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties. The County shall promptly notify the Permittee of any such claim, action, or proceeding and shall cooperate fully in the defense.
- d. Neither the issuance of this Coastal PD Permit, nor compliance with the conditions hereof, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of this Coastal PD Permit serve to impose any liability upon the Indemnified Parties for injury or damage to persons or property.

12. Invalidation of Condition(s)

If any of the conditions or limitations of this Coastal PD Permit are held to be invalid in whole or in part by a court of competent jurisdiction, that holding shall not invalidate any of the remaining Coastal PD Permit conditions or limitations. In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Permittee in an action filed in a court of competent jurisdiction, or threatened to be filed therein, the Permittee shall be required to fully comply with this Coastal PD Permit, including without limitation, by remitting the fee, exaction, dedication, and/or by otherwise performing all mitigation measures being challenged. This Coastal PD Permit shall

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continue in full force unless, until, and only to the extent invalidated by a final, binding judgment issued in such action.

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

13. Consultant Review of Information and Consultant Work

The County and all other County permitting agencies for the Project have the option of referring any and all special studies that these conditions require to an independent and qualified consultant for review and evaluation of issues beyond the expertise or resources of County staff.

Prior to the County engaging any independent consultants or contractors pursuant to the conditions of this Coastal PD Permit, the County shall confer in writing with the Permittee regarding the necessary work to be contracted, as well as the estimated costs of such work. Whenever feasible, the County will use the lowest responsible bidder or proposer. Any decisions made by County staff in reliance on consultant or contractor work may be appealed pursuant to the appeal procedures contained in the Ventura County Zoning Ordinance Code then in effect.

The Permittee may hire private consultants to conduct work required by the County, but only if the consultant and the consultant's proposed scope-of-work are first reviewed and approved by the County. The County retains the right to hire its own consultants to evaluate any work that the Permittee or a contractor of the Permittee undertakes. In accordance with Condition No. 14 above, if the County hires a consultant to review any work undertaken by the Permittee or hires a consultant to review the work undertaken by a contractor of the Permittee, the hiring of the consultant will be at the Permittee's expense.

14. Relationship of Coastal PD Permit Conditions, Laws, and Other Entitlements

The Permittee shall implement the Project in compliance with all applicable requirements and enactments of federal, state, and local authorities. In the event of conflict between various requirements, the more restrictive requirements shall apply. In the event the Planning Director determines that any Coastal PD Permit condition contained herein is in conflict with any other Coastal PD Permit condition contained herein, when principles of law do not provide to the contrary, the Coastal PD Permit condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

No condition of this Coastal PD Permit for uses allowed by the Ventura County Ordinance Code shall be interpreted as permitting or requiring any violation of law, lawful rules, or regulations, or orders of an authorized governmental agency. Neither the approval of this Coastal PD Permit, nor compliance with the conditions of this Coastal PD Permit, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property.

15. Contact Person

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

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

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

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall provide the Planning Division with the contact information of the Permittee’s field agent(s) for the Project file. If the address or phone number of the Permittee’s field agent(s) should change, or the responsibility is assigned to another person, the Permittee shall provide Planning Division staff with the new information in writing within three calendar days of the change in the Permittee’s field agent.

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

16. Change of Permittee

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

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

Documentation: The initial notice must be submitted with the new Permittee’s contact information. The final notice of transfer must include the effective date and time of the transfer and a letter signed by the new Property Owner(s), lessee(s), and/or operator(s)

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of the permitted uses acknowledging and agreeing to comply with all conditions of this Coastal PD Permit.

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

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

17. Undergrounding Utilities

Purpose: In order to ensure that public utility extensions from the point of connection to the structure(s) comply with General Plan Public Utilities Policy 4.5.2.3.

Requirement: Where above-ground transmission line placement would unavoidably affect views, undergrounding shall be required where it is technically and economically feasible unless it can be shown that other alternatives are less environmentally damaging. When above-ground facilities are necessary, design and color shall be compatible with the surroundings to the extent safety and economic considerations allow. Where undergrounding of utilities is feasible, the Permittee shall place utility service lines beneath the roadway to minimize impacts associated with trenching and native vegetation removal.

Documentation: The Permittee shall provide a copy of the project plans denoting the location of utility service lines, point of connection, and alignment to the structure(s) the utility will serve, to the Planning Division for review and approval, to be maintained as part of the project file. If utility service lines cannot be undergrounded, the Permittee shall provide documentation to support the alternate location, design, materials and color of the equipment.

Timing: Prior to the issuance of a Zoning Clearance for construction, the location of utility service lines shall be noted on all building and grading plans for review and approval by the Planning Division. **Monitoring and Reporting:** The Planning Division has the authority to conduct site inspections to ensure ongoing compliance by the Permittee with this condition consistent with the requirements § 8183-5 of the Ventura County Coastal Zoning Ordinance.

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

18. Archaeological Resources

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

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

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

Monitoring and Reporting: The Planning Division reviews the monitoring reports and maintains the monitoring reports in the Project file. The Native American monitor 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 (select appropriate).

19. Archaeological Resources Discovered During Grading

Purpose: In order to ensure that there are no adverse effects to archaeological resources discovered during ground disturbance and to ensure compliance with the June 2023 Minor Phasing Plan: Environmental Sensitive Area (ESA) Action Plan & Post-Review Discovery and Monitoring Plan.

Requirement: The Permittee shall implement the June 2023 Minor Phasing Plan: ESA Action Plan & Post-Review Discovery and Monitoring Plan¹, including but not limited to the following procedures:

- a. A pre-construction meeting will be held with the qualified Archaeologist, Native American, and construction personnel, prior to the start of work, to discuss the ESA requirements and keeping all personnel and Project activities outside of designated ESA barriers.
- b. The Area of Potential Effects shall be protected in place with the establishment of an ESA via temporary staking, flagging, or other means as necessary.

1. Approved by the State office of Historic Preservation in 2023.

- c. Archaeological and Native American monitors will be present during delineation of the ESA and during construction work within 300 feet the ESA.
- d. If any archaeological or historical artifacts are uncovered during ground disturbance or construction activities, the Permittee shall:
 - i. Cease operations and assure the preservation of the area in which the discovery was made;
 - ii. Notify the Planning Director in writing, within three days of the discovery;
 - iii. The County-approved archaeologist shall assess the find and provide recommendations on the proper disposition of the site in a written report format;
 - iv. Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development; and
 - v. Implement the agreed upon recommendations.
- e. If any human burial remains are encountered during ground disturbance or construction activities, the Permittee shall:
 - i. Cease operations and assure the preservation of the area in which the discovery was made;
 - ii. Immediately notify the County Coroner and the Planning Director;
 - iii. Obtain the services of a County-approved archaeologist and, if necessary, Native American Monitor(s), who shall assess the find and provide recommendations on the proper disposition of the site in a written report format;
 - iv. Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development on-site; and
 - v. Implement the agreed upon recommendations.

Documentation: The Caltrans Resident Engineer shall prepare a memo to be distributed to all personnel working in conjunction with the Project, including subcontractors and County Planning, that includes the date and time of the preconstruction meeting, and information regarding the protection of ESAs that was discussed at the preconstruction meeting. If archaeological remains are encountered, the Permittee shall submit a report prepared by a County-approved archaeologist including recommendations for the proper disposition of the site. Additional documentation may be required to demonstrate that the Permittee has implemented any recommendations made by the archaeologist's report including any required

amendments to the June 2023 Minor Phasing Plan: ESA Action Plan & Post-Review Discovery and Monitoring Plan.

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

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

20. Paleontological Resources Discovered During Grading

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

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

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

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

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

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

21. Construction Noise

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

Requirement: The Permittee shall limit construction activity for site preparation and development to the following hours:

Monday through Friday: 9:00 a.m. and 3:00 p.m.
7:00 p.m. and 6:00 a.m.

Saturday: 12:00 a.m. and 8:00 a.m.

No construction activities shall occur on Sundays or holidays. Construction equipment maintenance shall be limited to the same hours.

Documentation: The Permittee shall post a sign stating these restrictions in a conspicuous location on the Project site, in order so that the sign is visible to the general public. The Permittee shall provide photo documentation showing posting of the required signage to the Planning Division, prior to the commencement of grading and construction activities. The sign must provide a telephone number of the site foreman, or other person who controls activities on the jobsite, for use for complaints from the public. The Permittee shall maintain a "Complaint Log," noting the date, time, complainant's name, complaint, and any corrective action taken, in the event that the Permittee receives noise complaints. The Permittee must submit the "Complaint Log" to the Planning Division upon the Planning Director's request.

Timing: The Permittee shall install the sign prior to the issuance of a building permit and throughout all grading and construction activities. The Permittee shall maintain the signage on-site until all grading and construction activities are complete. If the Planning

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Director requests the Permittee to submit the “Complaint Log” to the Planning Division, the Permittee shall submit the “Complaint Log” within one day of receiving the Planning Director’s request.

Monitoring and Reporting: The Planning Division reviews, and maintains in the Project file, the photo documentation of the sign and the “Complaint Log.” The Planning Division has the authority to conduct site inspections and take enforcement actions to ensure that the Permittee conducts grading and construction activities in compliance with this condition, consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

22. Private, County, and State-Owned Property Notification of Construction Schedule

Purpose: To ensure property owners, residents, State Parks, Neptune’s Net, and land uses located adjacent to the project site that would be directly affected by construction activities, are timely informed of the initiation of construction activities that will temporarily limit access and parking.

Requirement: The Permittee shall provide the Planning Director and all property owners within 300 feet of the project limits and all residents within 100 feet of the project site, Camp Hess Kramer, Neptune’s Net, State Parks, and the California Coastal Commission, a letter with information identifying the initiation of construction activities and completion date (“Notification Letter”). The Permittee shall request, at the Permittee’s expense, a current list of property owners (“mailing list”) from the Planning Division for the purpose of notification. Temporary “No Parking” with the dates parking will not be made available, shall be posted throughout the project area.

Documentation: The Permittee shall prepare a notification letter for all property owners within 300 feet of the project limits and residents within 100 feet of the project limits. A current list of property owners from the Planning Division for the purpose of notification shall be prepared verifying the individuals who will be receiving the required notification.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall provide a copy of the Notification Letter and mailing list to the Planning Division. At least one week prior to a road closure, temporary “No Parking” signs with the dates parking will not be made available, shall be posted throughout the project area.

Monitoring and Reporting: The Planning Division maintains the Permittee’s Notification and mailing list in the Project file. The Planning Division has the authority to conduct site inspections and take enforcement actions to ensure that the Permittee implements the noticing requirements in compliance with this condition, consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

Caltrans Avoidance and Minimization Measures

23. All work will be limited to the prism of the roadway. At no point will any construction equipment enter any drainages, creeks, or other waterways.

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24. Prior to the start of construction, all drain inlets and outlets shall be protected with BMPs to prevent paint, cleaning materials, and other debris from entering drainage courses. All appropriate Stormwater and Erosion Control Best Management Practices (BMPs) will be incorporated into the project specifications.
25. All pollution and litter laws and regulations will be followed by all personnel on site.
26. Caltrans shall maintain beach access during the construction period.

California Highway Patrol

27. Amber Warning Lights

Purpose: To ensure vehicles slow down as they approach the crosswalk.

Requirements: Amber warning lights shall be installed on both sides of the crosswalk to slow the highspeed vehicles down as they approach.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall depict the amber warning lights on the final plans.

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



Exhibit 5 – General Plan Consistency Analysis

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CONSISTENCY WITH THE GENERAL PLAN AND COASTAL AREA PLAN COASTAL PLANNED DEVELOPMENT (PD) PERMIT, CASE NO. PL23-0099

The Ventura County General Plan *Goals, Policies and Programs* (2020, page 1-1) states:

All area plans, specific plans subdivision, public works projects, and zoning decisions must be consistent with the direction provided in the County's General Plan.

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

Evaluated below is the consistency of the proposed project with the applicable policies of the General Plan and Coastal Area Plan.

Land Use and Community Character

- 1. Coastal Area Plan South Coast Area Policy 1:** *All zoning and development shall be in conformance with the Land Use Plan map (Figure 3-6)¹, which has been designed to reflect these goals and policies. The Zoning Compatibility Matrix (Figure 3-1)¹ indicates the zones which are consistent with the various land use categories.*

Staff Analysis:

The project site is located within the South Coast sub-area of Ventura County's coastal zone. The proposed development would be located entirely within the Caltrans road right-of-way. Adjacent zoning includes Coastal Open Space, Coastal Rural Exclusive, Coastal One- and Two-Family Residential, and Coastal Commercial. This area is developed with residential uses, Camp Hess Kramer, Neptune's Net restaurant, and public beaches. This section of the South-coast sub area is heavily used by beachgoers, visitors, residents, and patrons of the restaurant. The proposed project includes installing two flashing warning beacons, two hybrid pedestrian beacons, a utility cabinet, and a crosswalk. These traffic safety measures will provide a safe path across SR 1 that currently does not exist.

Based on the discussion above, the proposed project is consistent with Coastal Area Plan South Coast Area Policy 1.

1. Figures from Ventura County 2040 General Plan – Coastal Area Plan

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

General Plan Land Use and Community Character Policy LU-16.10 Visual Access for Rural Development: *The County shall encourage discretionary development in rural areas to maintain views of hillsides, beaches, forests, creeks, and other distinctive natural areas through building orientation, height, and bulk.*

General Plan Land Use and Community Character Policy LU-19.4 Consultation with State and Federal Agencies: *The County shall continue to consult with applicable state and federal regulatory agencies during project review and permitting activities.*

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

Coastal Act Section 30116: *"Sensitive coastal resource areas" means those identifiable and geographically bounded land and water areas within the coastal zone of vital interest and sensitivity. "Sensitive coastal resource areas" include the following: (a) Special marine and land habitat areas, wetlands, lagoons, and estuaries as mapped and designated in Part 4 of the coastal plan. (b) Areas possessing significant recreational value. (c) Highly scenic areas. (d) Archaeological sites referenced in the California Coastline and Recreation Plan or as designated by the State Historic Preservation Officer. (e) Special communities or neighborhoods which are significant visitor destination areas. (f) Areas that provide existing coastal housing or recreational opportunities for low- and moderate-income persons. (g) Areas where divisions of land could substantially impair or restrict coastal access.*

Coastal Act § 30250 Location; Existing Developed Area (a): *New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.*

Coastal Act Section 30251 Scenic and Visual Qualities: *The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character of the surrounding area and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.*

Coastal Area Plan Visual Resources [Signs] Policy 4.1.7.1. *Signs shall be designed and located to minimize impacts to scenic resources, including views to and along the ocean and other scenic coastal areas.*

Coastal Area Plan Visual Resources [Signs] Policy 4.1.7.2. *Signs shall be visually compatible with surrounding areas.*

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

Staff Analysis:

The Coastal Act mandates the California Coastal Commission to “protect, conserve, restore, and enhance” the state’s coastal resources. The Ventura County CZO Article 2 defines coastal resources to include, but not be limited to, public access, recreation areas, visitor serving opportunities, and public views.

The Caltrans Road right-of-way within the project site is developed with a four-lane paved road, bike lane, and on-street parking. The proposed crosswalk is located to align with the entrance area of Neptune’s Net and the unimproved parking area at County Line Beach. The crosswalk in this location provides individuals a signalized route to safely cross SR 1. The warning beacons will introduce new development in the area where this type of development currently does not exist, thereby changing the public views of the beach and hillsides. The increased number of motorists using SR 1 and the number of accidents that have occurred², construction of the proposed traffic safety measures can be considered reasonably necessary for, the public health, safety, morals, or general welfare of residents, beachgoers, visitors, and patrons of the restaurant.

² Refer to Section B, Suitability of Use of Statutory Exemption, Item (j) of the Planning Commission Staff Report (dated April 11, 2024), for the accident reports that have occurred on SR 1 in the South Coast sub-area.

Proposed improvements and maintenance activities on SR 1 will not substantially change the character of the area or adversely affect any nearby development. The installation of the crosswalk and incidental equipment would be located entirely within the Caltrans road right-of-way and would not damage any scenic resources (i.e., ESHA, trees, rock outcroppings or similar resources). All proposed improvements, structures and utilities comply with Caltrans' current Manual for Assessing Safety Hardware and Caltrans Traffic Safety Guidance. All electrical conduits will be placed underground except at the culvert that crosses Little Sycamore creek where the electrical conduit would be affixed to the side of the bridge (Exhibit 4, Condition of Approval No. 23). No ESHA or tree removal is proposed.

Fourteen signs are proposed to be installed, nine signs on the four beacons and five signs on the ground (Exhibit 3). The signs warn motorists of a crosswalk and inform them to stop.

An Archaeological Survey Report and Extended Phase 1 Survey, dated June 27, 2023, was prepared for the project. These reports/investigations confirmed the presence of archaeological resources; however, these areas are being impacted by development, erosion, heavy pedestrian recreational activity, including displaced resources, likely associated with the circa 1928 highway construction. The Archaeological Survey Report and Extended Phase 1 support a determination of No Adverse Effect to archaeological resources. In a letter dated August 29, 2023, the State Historic Preservation Officer (SHPO) did not object to Caltrans' determination of No Adverse Effect.

Caltrans proposes to implement an Environmentally Sensitive Area (ESA) Action Plan, a phasing and construction monitoring plan that specifies procedures to be followed prior to and during construction activities (Exhibit 4, Condition No. 18). The SHPO, in their letter (dated August 29, 2023), concurs the properties [Areas of Potential Effects], will be protected through the establishment of ESAs and the implementation of construction monitoring as detailed in the Caltrans Action Plan (June, 2023).

The California Coastal Commission reviewed the project plans and provided comments to Caltrans before the Coastal PD application was filed. During project review, Ventura County Planning determined the project will not require permits from state and federal regulatory agencies.

Based on the discussion above, the proposed project is consistent with General 1 Plan Land Use and Community Character Policies LU-16.1, LU-16.10, LU-19-4, General Plan Policy Conservation and Open Space Policy COS-3.1, Coastal Act Sections 30250(a) and 30251, and Coastal Area Plan Visual Resources Policies 4.1.7.1, 4.1.7.2 and 4.1.7.7.

Public Facilities, Services and Infrastructure

- 2. Coastal Area Plan South Coast Public Works Policy 1:** *Any new or expanded public works facilities (including roads, flood control measures, water and sanitation facilities) constructed on the South Coast, will be designed to serve the potential population within limits established by the Local Coastal Program (LCP) consistent with the County's Air Quality Management Plan and "208" (Water Quality) Plan.*

General Plan Policy Public Facilities, Services, and Infrastructure Policy PFS-1.6 Capital Improvement Prioritization: *The County shall prioritize non-emergency capital improvement projects that provide the greatest benefit to county residents, including repairing or replacing inadequate facilities; updating or upgrading aging facilities and structures that exceed their planned lifecycles; protecting sensitive resources; and addressing deficiencies in Designated Disadvantaged Communities.*

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

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

Coastal Act Section 30254 Public Works Facilities: *New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with the provisions of this division; provided, however, that it is the intent of the Legislature that State Highway Route 1 in rural areas of the coastal zone remain a scenic two-lane road. Special districts shall not be formed or expanded except where assessment for, and provision of, the service would not induce new development inconsistent with this division. Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.*

Coastal Area Plan North Coast Public Works Policy 4.2.6.1: *New or expanded public works facilities (including roads, flood control measures, water and sanitation) will be designed to serve the potential population within the subarea's boundaries, and to mitigate impacts on agricultural, open space lands, or environmentally sensitive habitats.*

Staff Analysis:

Pursuant to Ventura County Coastal Zoning Ordinance Article 2, "Public Works" includes all public transportation facilities, including streets, roads, highways. The proposed crosswalk, warning beacons, and utility cabinet are considered a Public Works project. The signalized crosswalk will provide a safe path across SR 1 in a heavily trafficked area. No new or expansion of public works facilities including flood control measures, water and sanitation is required.

While the pedestrian hybrid beacons will alter the views of hillsides and beaches, the crosswalk and incidental equipment will comply with the California Manual of Uniform Traffic Control Devices and the Caltrans' current Manual for Assessing Safety Hardware and Caltrans Traffic Safety Guidance. Except for the above ground utility cabinet and electrical conduit that will be placed above ground on the bridge/culvert that crosses Little Sycamore Creek, respectively, all utilities will be placed underground (Exhibit 4, Condition of Approval No. 17). No construction activities will occur within the creek and no ESHA or protected trees will be removed. Construction related stormwater and erosion control best management practices (BMPs) will be used throughout the construction of the project.

Fire Station 56, addressed as 11855 Pacific Coast Highway, is located 2,500 feet south of the project site and is less than a five-minute response time response time to the project site. Construction activities will temporarily create detours along SR 1, however unobstructed access for firefighting purposes would be made available in cases of an emergency.

Based on the discussion above, the proposed project is consistent with Coastal Area Plan South Coast Public Works Policy 1 and General Plan Policies PSF-1.6, PSF-6.1, PFS-7.4.

Conservation and Open Space

- 3. Coastal Area Plan South Coast Environmentally Sensitive Habitats (ESHA) Development Adjacent to ESHA Policy 1:** *Development in areas adjacent to ESHA shall be sited and designed to prevent impacts which would significantly degrade ESHA and shall be compatible with the continuance of the habitat.*

General Plan Conservation and Open Space Policy COS-1.1 Protection of Sensitive Biological Resources: *Any new or expanded public works facilities*

(including roads, flood control measures, water and sanitation facilities) constructed on the South Coast, will be designed to serve the potential population within limits established by the Local Coastal Program (LCP) consistent with the County's Air Quality Management Plan and "208" (Water Quality) Plan.

General Plan Conservation and Open Space Policy COS-1.10 Evaluation of Potential Impacts of Discretionary Development on Wetlands: *The County shall require discretionary development that is proposed to be located within 300 feet of a wetland to be evaluated by a County-approved biologist for potential impacts on the wetland and its associated habitats pursuant to the applicable provisions of the County's Initial Study Assessment Guidelines.*

General Plan Conservation and Open Space Policy COS-1.11 Discretionary Development Sited Near Wetlands: *The County shall require discretionary development to be sited 100 feet from wetland habitats, except as provided below. The 100-foot setback may be increased or decreased based upon an evaluation and recommendation by a qualified biologist and approval by the decision-making body based on factors that include, but may not be limited to, soil type, slope stability, drainage patterns, the potential for discharges that may impair water quality, presence or absence of endangered, threatened or rare plants or animals, direct and indirect effects to wildlife movement, and compatibility of the proposed development with use of the wetland habitat area by wildlife. Discretionary development that would have a significant impact on a wetland habitat shall be prohibited unless mitigation measures are approved that would reduce the impact to a less than significant level. Notwithstanding the foregoing, discretionary development that would have a significant impact on a wetland habitat on land within a designated Existing community may be approved in conjunction with the adoption of a statement of overriding considerations by the decision-making body.*

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

Coastal Act Section 30240 Environmentally Sensitive Habitat Areas; Adjacent Development:

- a. *Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.*

- b. *Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas and shall be compatible with the continuance of such habitat areas.*

Coastal Area Plan ESHA Protection Policy 4.1.3-2.1.1 Environmentally Sensitive Habitat Areas (ESHA). *ESHA shall be protected against any significant disruption of habitat values, and only uses dependent upon those resources shall be allowed within those areas, except as specifically allowed in ESHA Policy 4.1(b) and Policy 4.2 below. In those cases, adverse impacts on ESHA shall be avoided, to the maximum extent feasible, and unavoidable impacts shall be minimized and mitigated.*

Coastal Area Plan ESHA Protection Policy 4.1.3-2.1.2 Development Adjacent to ESHA. *Development in areas adjacent to ESHA shall be sited and designed to prevent impacts which would significantly degrade ESHA and shall be compatible with the continuance of the habitat. Coastal Area Plan Environmental Review Policy 4.1.3-2.2.1 Environmental Review: Within the coastal zone, the environmental review process for proposed development shall be conducted as follows:*

- a. *To accurately identify ESHA and assess the impacts of proposed development on ESHA, each application for development that may result in the degradation or destruction of ESHA shall include a site-specific environmental assessment that includes: (1) a site-specific biological resource map (see ESHA Policy 3.2), including a wet environment delineation (if applicable), and an analysis of all potentially adverse impacts (on-site, off-site) on those biological resources; and (2) a least environmentally damaging alternatives analysis (see ESHA Policy 5.1). Requirements for the site-specific environmental assessment and least environmentally damaging alternatives analysis are set forth in the Coastal Zoning Ordinance.*
- b. *Any area defined as ESHA, or mapped as ESHA or buffer zone on sites specific maps, shall be accorded all protections provided for such areas in the LCP; and*
- c. *When applicable, applicants for a coastal development permit shall consult with responsible federal/state natural resource agencies to ensure that potential impacts to ESHA under their jurisdiction are avoided or minimized in a manner consistent with federal/state law. Also, in the Santa Monica Mountains (M) overlay zone, new coastal development permit applications shall be provided to federal/state natural resource agencies and*

conservation organizations that operate in the area for review and comment.

Coastal Area Plan ESHA and Buffer Zone Determination and Delineation Policy 4.1.3-2.3.4 Buffer Zones: *To provide distance and physical barriers to human disturbance, buffer zones shall be established between new development and 1) ESHA; and 2) parklands/protected open space areas acquired by natural resource agencies or conservation organizations for natural resource protection (e.g., Point Mugu State Park, Leo Carrillo State Park). Buffer zones shall meet the following criteria:*

- a. The width shall be sufficient to ensure the biological integrity and preservation of the biologically sensitive area and ecosystem they are designed to protect, and the minimum width of a buffer zone shall be 100 feet; and*
- b. ESHA buffer zones shall be designed to protect the adjacent ecosystem and be compatible with the continuance of the protected habitat. Also, see ESHA Policy 5.2.(b) for information on the application of buffer zones in existing communities and Policy 5.14 for parkland/open space buffers.*

Coastal Area Plan Allowable Uses in ESHA or Buffer Zone Policy 4.1.3-2.4.1. *Allowable uses in ESHA or buffer zone shall be limited to the resource-dependent and non-resource-dependent uses identified below. When a new use is allowed in ESHA or buffer zone, the associated development shall be the minimum amount necessary, shall constitute the least environmentally damaging alternative (see Land Use Plan 4-11 ESHA Policy 5.1), and shall be sited and designed in accordance with the policies and provisions of the LCP:*

- a. **Resource-Dependent Use:** Only resource dependent uses may be allowed within ESHA or buffer zones. Resource-dependent uses include passive recreation, nature study, and habitat restoration. Also, see the list of resource dependent uses set forth in Section 8178-2.5 of the Coastal Zoning Ordinance. Exceptions to this policy are provided by ESHA Policies 4.1(b), 4.2, and 4.3 below.*
- b. **Non-Resource-Dependent Use:** A non-resource dependent use may only be allowed in ESHA or buffer zone when necessary for a new wireless communication facility mandated by federal law or a new public works facility is necessary to protect public health/safety or provide essential public services for legally permitted development. Existing public works facilities may be maintained and repaired in accordance with Coastal Zoning Ordinance provisions in Sec. 8174-6.3.2 – Statutory Exemptions and Categorical Exclusions.*

Coastal Area Plan Siting and Design Techniques for Development Policy 4.1.3-2.5.9 Alteration of Land Forms: *Development shall be sited and designed in a manner that will minimize grading, alteration of natural land forms, and brush/vegetation removal to avoid adverse effects on the ecological function of (and water quality within) wet environments, wetlands, coastal waters, and other ESHA. Coastal Area Plan Siting and Design Techniques for Development Policy 4.1.3-2.5.10 Water Quality and Coastal Waters:* *Development shall be sited and designed to protect water quality and minimize impacts to wetlands, wet environments, and coastal waters. When appropriate, utilize open space restrictions to protect such areas from adverse impacts associated with the development.*

Coastal Area Plan Siting and Design Techniques for Development Policy 4.1.3-2.5.16 Signs: *Signs are prohibited within ESHA except for resource protection or trail interpretative and educational signage, or signage necessary to ensure public safety. Signage within ESHA or its buffer shall be sited and designed to minimize impacts on the resource to the maximum extent feasible.*

Coastal Area Plan Signs Policy 4.2.4.B.25. *Signs that adversely impact public access shall be prohibited except where there is no feasible alternative to protect public safety. In such cases, the impact to coastal access shall be mitigated and, where feasible, the sign shall be temporary and removed once the public safety issue is resolved.*

Coastal Area Plan Signs Policy 4.2.2.B.26. *With the exception of road or informational signs, placement of signs within the public right-of-way shall be prohibited.*

Coastal Area Plan Signs Policy 4.2.4.B.27. *No signs shall be posted on a beach unless authorized by a coastal development permit. Signs on a public beach which purport to identify the boundary between State tidelands and private property, or which indicate that public access to State tidelands or public lateral access easement areas is restricted, shall not be permitted.*

Coastal Area Plan Siting and Design Techniques for Development Policy 4.1.3-2.5.18 Outdoor Lighting: *Development, outdoor festivals, and outdoor sporting events shall be sited and designed to avoid light encroachment into ESHA, as well as to minimize outdoor lighting in the Santa Monica Mountains to reduce light trespass or spill, glare, skyglow and light pollution and to preserve the night sky.*

Coastal Area Plan Siting and Design Techniques for Development Policy 4.1.3-2.5.19 Fencing, Gates and Walls: *Fences, gates and walls are prohibited within ESHA or buffer zones, except when the fence is located within an approved development envelope, or the fence is used for habitat protection or restoration.*

Fences, gates and walls within the development envelope shall not isolate wildlife from core habitat areas and shall be sited and designed to avoid impacts to the movement of wildlife.

Coastal Area Plan Siting and Design Techniques for Specific Coastal Habitats [Wet Environments and Wetlands] Policy 4.1.3-2.6.10. *All development on land adjacent to or within a wetland or wet environment, or within 500 feet of such environments, shall be sited and designed to maintain water quality and prevent degradation of the ecosystem function. The purposes of such development projects shall be limited to those set forth in Section 30233(a) and 30236 of the Coastal Act. Discretionary development that would adversely impact a wetland habitat shall be prohibited unless there is no feasible less environmentally damaging alternative and if feasible mitigation measures are provided to minimize adverse environmental effects.*

Coastal Area Plan Compensatory Mitigation Policy 4.1.3-2.10.1. *When development is allowed within ESHA or buffer zone, and adverse impacts to the ESHA ecosystem cannot be avoided through the selection of a least environmentally damaging alternative (see ESHA Policy 5.1), compensatory mitigation is required as follows:*

- a. Mitigation requirements shall account for, and provide proportionate in-kind mitigation for, all adverse impacts to ESHA associated with the proposed development;*
- b. Acceptable types of compensatory mitigation are as follows:*
 - 1. On-site restoration, establishment or enhancement; or*
 - 2. Off-site preservation, restoration, establishment or enhancement of ESHA; or*
 - 3. Specific types of on/off-site mitigation required for wetlands, wet environments, or other specialized habitats regulated by federal or state natural resource agencies; and*
- c. Compensatory mitigation required for adverse impacts to coastal sage scrub and chaparral may be implemented on or off-site. Priority shall be given to onsite mitigation for adverse impacts to wet environments and oak/native woodland habitats unless off-site restoration, establishment, or enhancement is provided through an available federal/state mitigation bank or in-lieu fee program. For all other types of ESHA, preference shall be given to on-site mitigation unless the County determines that off-site mitigation is more protective of the ESHA ecosystem impacted by the project or the off-site mitigation property was prioritized for conservation through a County approved regional conservation plan. In all cases, off-site mitigation may be provided when it is not feasible to fully mitigate impacts*

on-site due to an insufficient supply of available, suitable areas for on-site restoration, enhancement, or establishment of ESHA.

Coastal Area Plan Compensatory Mitigation Policy 4.1.3-2.10.3. *Mitigation measures for impacts to ESHA shall be imposed and implemented that ensure all components of the ESHA ecosystem are protected and mitigated and that increase the potential for the success and long-term sustainability of the ESHA. Also, compensatory mitigation sites shall exhibit characteristics such as habitat connectivity, proximity to the impacted ESHA ecosystem, and the potential to achieve ecologically functioning ESHA.*

Coastal Area Plan Compensatory Mitigation Policy 4.1.3-2.10.4. *Mitigation ratios required for compensatory mitigation shall account for the type of habitat impacted; temporal loss of ecosystem function; and the uncertainty that replacement habitats will adequately compensate for the habitat value and ecosystem services previously provided by the impacted ESHA or protected biological habitat.*

Staff Analysis:

The project site is in Zone 4, Malibu Creek Watershed. Within this watershed, surface runoff and sheetflow drain into Little Sycamore Creek. Little Sycamore Canyon Creek is an incised channel that runs east to west between Yerba Buena Road to the south and Camp Hess Karmer to the north. Beneath SR 1 Little Sycamore Creek discharges on to County Line Beach. No work will occur within the Little Sycamore Creek bed, bank, or channel.

A Natural Environmental Study was prepared by Rico Ramirez, Caltrans Associate District Biologist, dated February 14, 2024 (Exhibit 6) was prepared to evaluate potential impacts to plants and wildlife. The existing vegetation within the project limits is a mix of coastal sage scrub and ornamental landscape. The ornamental landscape is predominately near the intersection of Yerba Buena Road and SR 1. The coastal sage scrub vegetation is composed of the following associated species: lemonade-berry (*Rhus integretifolia*), coastal buckwheat (*Eriogonum cinereum*), laurel sumac (*Malosma laurina*), giant coreopsis (*Leptosyne gigantea*) and saltbush (*Atriplex lentiformis*).

All proposed work will occur entirely within the Caltrans right-of-way. The utility cabinet would be located on the southeast corner of Yerba Buena Road and SR 1 and would extend conduit to an existing Southern California Edison (SCE) vault, both of which are located behind a wall that has mature ornamental vegetation screening this area. Three of the four warning beacons would be installed on the landward (northbound) side of SR 1. The warning beacons that are approximately 800 feet south of the crosswalk would be installed adjacent to an eroded slope that is highly disturbed. The warning beacon 800 feet north of the crosswalk would

also be installed adjacent to a highly disturbed slope. At the crosswalk, two warning beacons would be installed on either side of SR 1; both sides of SR 1 include a paved road shoulder and areas void of vegetation. Fourteen signs are proposed to be installed, 9 signs on the four beacons and 5 signs on the ground (Exhibit 3).

Coastal sage scrub is outside of the immediate work areas, and it is not expected to be impacted. No protected trees or ESHA will be impacted or removed. The project is in a heavily used transportation corridor, wildlife likely avoids the area as there is no core habitat on either side of the proposed crosswalk or warning beacon locations. Further, as noted in the Natural Environmental Study (Caltrans, 2024), the proposed project will not result in impacts to federal/state threatened/endangered species.

The project is considered a Public Works facility, a “Non-Resource-Dependent Use.” As a non-resource dependent use, the crosswalk and incidental equipment may be allowed in the ESHA or buffer zone when necessary to protect public health/safety or provide essential public services for legally permitted development. Earth disturbance and alteration of natural landforms is limited to installation of the warning beacons, push buttons, and underground electrical conduit, all of which will be located within the Caltrans road right-of-way which could be considered within an ESHA buffer. Electrical conduit will be attached to the bridge/culvert that crosses Little Sycamore Creek; no work will occur in the creek bed or banks. Caltrans will incorporate all appropriate temporary Stormwater and Erosion Control Best Management Practices (BMPs) prior to construction and maintain temporary BMPs throughout construction activities.

The pedestrian hybrid beacons are designed to flash amber and red warning lights when the pedestrian button is pushed; the lights turn off when the pedestrian has safely made it across SR 1. The crosswalk and incidental equipment will comply with the California Manual of Uniform Traffic Control Devices and the Caltrans’ current Manual for Assessing Safety Hardware and Caltrans Traffic Safety Guidance. No fences, walls or gates are proposed as part of the project.

The location of construction staging, and storage areas will be identified once the contractor has been retained. Prior to zoning clearance for construction of the project, the Permittee shall identify the locations for the construction staging, and storage area(s) that do not require vegetation or tree removal (Exhibit 4, Condition of Approval No. 2).

Based on the discussion above, the proposed project is consistent with Coastal Area Plan South Coast Environmentally Sensitive Habitats (ESHA) Development Adjacent to ESHA Policy 1, General Plan Policy COS-1.1, PFS-1.6, COS-1.10, and Coastal Act Section 30240.

Public Access

- 4. Coastal Area Plan South Coast General Policy 5:** *In accordance with section 30214(b) of the Coastal Act, the requirement of access shall be reasonable and equitable, balancing the rights of the individual property owner with the public's right of access.*

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

General Plan Conservation and Open Space Policy COS-2.7 Preserve Public Access. *The County shall work with federal, state, and local jurisdictions, agencies, and organizations to assess the vulnerability of public coastal access points and prioritize protection for those that provide the greatest benefits to residents and visitors.*

General Plan Public Facilities, Services and Infrastructure Policy PFS-8.3 (Community Facility Design to Promote Health): *The County shall encourage the integration of design features in community facilities that promote healthy activities, such as designing staircases to be visually prominent and attractive, providing secure bicycle parking, and providing connections to trails and outdoor activities.*

General Plan Public Facilities, Services, and Infrastructure Policy PFS-10.8 Discretionary Development near Trails. *The County shall require discretionary development near existing trails to mitigate or avoid adverse impacts to the existing trail system. Where appropriate, a condition of approval or other means of permanent dedicated trail access shall be provided.*

Coastal Act Section 30210: *In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.*

California Coastal Act Section 30211. *Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.*

Coastal Act Section 30212 New Development Projects:

(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:

- (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources,*
- (2) adequate access exists nearby, or,*
- (3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.*

(b) For purposes of this section, "new development" does not include:

- (1) Replacement of any structure pursuant to the provisions of subdivision (g) of Section 30610.*
- (2) The demolition and reconstruction of a single-family residence; provided, that the reconstructed residence shall not exceed either the floor area, height or bulk of the former structure by more than 10 percent, and that the reconstructed residence shall be sited in the same location on the affected property as the former structure.*
- (3) Improvements to any structure which do not change the intensity of its use, which do not increase either the floor area, height, or bulk of the structure by more than 10 percent, which do not block or impede public access, and which do not result in a seaward encroachment by the structure.*
- (4) The reconstruction or repair of any seawall; provided, however, that the reconstructed or repaired seawall is not a seaward of the location of the former structure.*
- (5) Any repair or maintenance activity for which the commission has determined, pursuant to Section 30610, that a coastal development permit will be required unless the commission determines that the activity will have an adverse impact on lateral public access along the beach. As used in this subdivision "bulk" means total interior cubic volume as measured from the exterior surface of the structure.*

(c) Nothing in this division shall restrict public access nor shall it excuse the performance of duties and responsibilities of public agencies which are required by Sections 66478.1 to 66478.14, inclusive, of the Government Code and by Section 4 of Article X of the California Constitution.

Coastal Area Plan, Coastal Trail Implementation Policy 1.6, South Coast Subarea: *Wherever possible, provide connections between the mapped Coastal Trail (Multi-Modal and Single-Mode Routes) and other existing or planned trail systems, vertical shoreline access points, transit stops, and coastal access parking or trail staging areas.*

Coastal Area Plan Coastal Trail Policy 4.1.4.E.1.1. *The California Coastal Trail (Coastal Trail) shall be provided through unincorporated Ventura County and shall be located as close to the ocean as feasible, preferably along the shoreline or within sight or sound of the sea.*

Coastal Area Plan Coastal Trail Policy 4.1.4.E.1.5. *The Coastal Trail shall provide access to the County's recreational, natural, scenic, and historic resources or sites. Wherever feasible, ensure that trail segments are accessible to all members of the public, including citizens with disabilities.*

Coastal Area Plan Coastal Trail Policy 4.1.4.E.1.6. *Wherever possible, provide connections between the mapped Coastal Trail (Multimodal and Single-Mode Routes) and other existing or planned trail systems, vertical shoreline access points, transit stops, and coastal access parking or trail staging areas. (See Figures 4.1-1 – 4.1-7).*

Coastal Area Plan Coastal Trail Policy 4.1.4.E.1.11: *Coastal Trail routes shall remain free from impediments such as gates, guardhouses, and other structures that block access to or along the Coastal Trail.*

Coastal Area Plan Coastal Trail Design Policy 4.1.4.E.2.4: *Coastal Trail segments located in areas with high user demand (e.g., near public parking lots, staging areas, popular beaches, or nature viewing areas) should be designed for both active and passive use (e.g., casual walkers, beach cruiser bikes, long distance hikers or bicyclists) and, where feasible, shall be compliant with the requirements of the Americans with Disabilities Act of 1990 (ADA).*

**Coastal Area Plan South Coast Recreation and Access Policy 4.4.2.B.1
Vertical Access:**

1. *For all new development between the first public road and the ocean, granting of an easement to allow vertical access to the mean high tide line shall be mandatory unless:*
 - a. *Adequate public access is already available within a reasonable distance of the site measured along the shoreline, or*
 - b. *Access at the site would result in unmitigable adverse impacts on areas designated as "sensitive habitats" or tidepools by the plan, or*
 - c. *Findings are made, consistent with Section 30212 of the Act, that access is inconsistent with public safety, military security needs, or that agriculture would be adversely affected, or*
 - d. *The parcel is too narrow to allow for an adequate vertical access corridor without adversely affecting the privacy of the property owner.*

**Coastal Area Plan South Coast Recreation and Access Policy 4.4.2.B.2
Lateral Access:**

2. *For all new development between the first public road and the ocean, granting of lateral easements to allow for public access along the shoreline shall be mandatory unless subsection (a) below is found. In coastal areas, where the bluffs exceed five feet in height, all beach seaward of the base of the bluff shall be dedicated. In coastal areas where the bluffs are less than five feet, the area to be dedicated shall be determined by the County. At a minimum, the dedicated easement shall be adequate to allow for lateral access during periods of high tide. In no case shall the dedicated easement be required to be closer than 10 feet to a residential structure. In addition, all fences, no trespassing signs, and other obstructions that may limit public access shall be removed as a condition of development approval.*
 - a. *Findings are made, consistent with Section 30212 of the Act that access is consistent with public safety, military security needs, or that agriculture would be adversely affected.*

Staff Analysis:

The project site is approximately 0.3 miles in length along SR 1 between PM 1.0 and PM 1.3. The California Coastal Trail Segment S-1E (Ventura Coastal Area Plan Figure 4.1-7) adjoins the project site. Segment S-1E is a multi-modal trail within SR 1 and a hiking/walking trail along the beach. The crosswalk augments the Coastal Trail by providing a safe path to cross SR 1.

The proposed project is considered new development between the first public road (SR 1) and the ocean. California State Parks owns County Line Beach. Adequate vertical and lateral public access is currently available along County Line Beach. The signalized crosswalk supplements coastal access with measures that ensure public safety.

Based on the discussion above, the proposed project is consistent with Coastal Area Plan South Coast General Policy 5, General Plan Conservation and Open Space Policies COS-2.6 and COS-2.7, General Plan Public Facilities, Services, and Infrastructure Policy PFS-8.3 and PFS-10.8, Coastal Act Sections 30210, 30211, and 30212, Coastal Area Plan, Coastal Trail Implementation Policy 1.6, Coastal Area Plan Coastal Trail Policies 4.1.4.E.1.5, 4.1.4.E.1.6, 4.1.4.e.1.11, 4.1.4.E.2.4, 4.4.2.B.1, and 4.4.2.B.2.

Cultural Resources

5. **General Plan Policy Conservation and Open Space Policy COS-4.2(b) Cooperation for Tribal Cultural Resource Preservation:** *For discretionary*

projects, the County shall request local tribes contact information from Native American Heritage Commission, to identify known tribal cultural resources. If requested by one or more of the identified local tribes, the County shall engage in consultation with each local tribe to preserve, and determine appropriate handling of, identified resources within the county.

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

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

Coastal Area Plan Archaeological Resources Policy 4.1.1.1: *Discretionary development shall be reviewed to identify potential locations for sensitive archaeological resources.*

Coastal Area Plan Archaeological Resources Policy 4.1.1.2: *New development shall be sited and designed to avoid adverse impacts to archaeological resources to the maximum extent feasible. If there is no feasible alternative that can eliminate all impacts to archaeological resources, then the alternative that would result in the fewest or least significant impacts to resources shall be selected. Impacts to archaeological resources that cannot be avoided through siting and design alternatives shall be mitigated. When impacts to archaeological resources cannot be avoided, mitigation shall be required and shall be designed in accordance with established federal, state and/or County standards and shall be consistent with the policies and provisions of the LCP.*

Coastal Area Plan Paleontology Policy 4.1.2.1: *Discretionary development shall be reviewed to determine the geologic unit(s) to be impacted and paleontological significance of the geologic rock units containing them.*

Coastal Area Plan Paleontology Policy 4.1.2.2: *New development shall be sited and designed to avoid adverse impacts to paleontological resources to the maximum extent feasible. If there is no feasible alternative that can eliminate all impacts to paleontological resources, then the alternative that would result in the fewest or least significant impacts to resources shall be selected. Impacts to*

paleontological resources that cannot be avoided through siting and design alternatives shall be mitigated. When impacts to paleontological resources cannot be avoided, mitigation shall be required that includes procedures for monitoring grading and handling fossil discoveries that may occur during development.

Staff Analysis:

The project site has a high sensitivity for buried cultural resources. Kimberly Harrison, Caltrans District 7 Prehistoric Archaeology and Co-Principal Investigator for Historical Archaeology, prepared an Archaeological Survey Report and Extended Phase 1 Survey, dated June 27, 2023, to document identification efforts for archaeological resources. As part of this report, on October 28, 2020, Caltrans submitted a request to the Native American Heritage Commission for a list of tribes for a consultation. In an email dated December 18, 2020, Ms. Julie Tumamait-Stenslie of the Barbareño/Ventureño Band of Mission Indians, indicated the project site was in a sensitive area for prehistoric cultural resources and recommended Native American monitoring during the Extended Phase 1. Annette Ayala, representing the Chumash, was onsite during the Extended Phase 1. The Archaeological Survey Report and Extended Phase 1 Report details the results of an intensive pedestrian survey and two rounds fieldwork, as well as the results of records searches, research, and consultation with Native Americans. The Archaeological Survey Report and Extended Phase 1 confirmed the presence of cultural materials; however, these areas are being impacted by development, erosion, heavy pedestrian recreational activity, including displaced resources, likely associated with the circa 1928 highway construction. The Archaeological Survey Report and Extended Phase 1 support a determination of No Adverse Effect to archaeological resources. In a letter dated August 29, 2023, the SHPO did not object to Caltrans' determination of No Adverse Effect.

Caltrans proposes to implement an Environmentally Sensitive Area (ESA) Action Plan, a phasing and construction monitoring plan that specifies procedures to be followed prior to and during construction activities (Exhibit 4, Condition No. 18). The SHPO, in their letter (dated August 29, 2023), concurs the properties [Areas of Potential Effects], will be protected through the establishment of ESAs and the implementation of construction monitoring as detailed in the Caltrans Action Plan (June, 2023). Caltrans will continue to consult with the SHPO during and after construction is complete to ensure compliance with the SHPO approved ESA Action Plan.

According to the Ventura County CZO Section 8178-3.2.2, Table 1, California Geologic Survey Formations, the project site is overlain by alluvial valley deposits (Qa) and old alluvial deposits (Qoa), which have no deposits, or deposits that have been displaced or disrupted. Although the proposed project is unlikely to result in impacts to paleontological resources, future ground disturbance activities will be subject to a condition of approval to ensure the protection of any paleontological

resources if they are inadvertently encountered during ground disturbance activities (Exhibit 4, Condition of Approval No. 19).

Based on the discussion above, the proposed project is consistent with General Plan Conservation and Open Space Policies COS-4.2(b), COS-4.4, Coastal Act Section 30244, Coastal Area Plan Archaeology Policy 1, and Coastal Area Plan Archaeological Resources Policies 4.1.1.1, 4.1.1.2, and Coastal Area Plan Paleontology Policies 4.1.2.1 and 4.1.2.2.

Hazards and Safety

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

General Plan Policy HAZ-4.6 (Vegetative Resource Protection): *The County shall require discretionary development to minimize the removal of vegetation to protect against soil erosion, rockslides, and landslides.*

Coastal Act Section 30253: New development shall:

(1) New development shall do all of the following:

- (a) Minimize risks to life and property in areas of high geologic, flood, and fire hazards.*
- (b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*
- (c) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development.*
- (d) Minimize energy consumption and vehicle miles traveled.*
- (e) Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.*

Coastal Area Plan South Coast Hazards Policy 2: *New development shall be sited and designed to minimize risks to life and property in areas of high geologic, flood, and fire hazards.*

Coastal Area Plan South Coast Hazards Policy 3: *All new development will be evaluated for its impacts to, and from, geologic hazards (including seismic safety, landslides, expansive soils, subsidence, etc.), flood hazards, and fire hazards. Feasible mitigation measures shall be required where necessary.*

Coastal Area Plan South Coast Hazards Policy 6: *New development shall be sited and designed so as not to cause or contribute to flood hazards or lead to the expenditure of public funds for flood control works.*

Staff Analysis:

The project includes the installation of two hybrid pedestrian beacons, two warning beacons, and a crosswalk. All development would be located within the Caltrans road right-of-way. Three of the four warning beacons will be installed on the landward (northbound) side of SR 1. One warning light beacon and pedestrian push button will be located adjacent to the crosswalk and on the seaward (southbound) side of SR 1. At this location, there is approximately 180 feet between the ocean and the crosswalk. The crosswalk and incidental equipment will not cause flood, geologic, or fire hazards, or lead to the expenditure of public funds for flood control works. The project will not require grading or removal of vegetation outside the road prism that would create a hazard due to soil erosion, rockslides, or landslides. Stormwater and Erosion Control Best Management Practices (BMPs) prior to construction and maintain temporary BMPs throughout construction activities.

Based on the discussion above, the proposed project is consistent with General Plan Hazards and Safety Policies HAZ-4.5 and HAZ-4.6, Coastal Act Section 30253, and Coastal Area Plan South Coast Hazards Policies 2, 3 and 6.

Air Quality

- 7. General Plan Policy HAZ-10.2 Air Quality Management Plan Consistency:** *The County shall prohibit discretionary development that is inconsistent with the most recent adopted Air Quality Management Plan (AQMP), unless the Board of Supervisors adopt a statement of overriding considerations.*

General Plan Policy HAZ-10.3 Air Pollution Control District Rule and Permit Compliance: *The County shall ensure that discretionary development subject to Ventura County Air Pollution Control District (VCAPCD) permit authority complies with all applicable APCD rules and permit requirements, including the use of Best Available Control Technology (BACT) as determined by the VCAPCD.*

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

Staff Analysis:

The project is located adjacent to SR 1. Construction activities involve the installation of four poles that support warning and pedestrian hybrid beacons, push buttons at the crosswalk, a utility box, and trenching for electrical conduit. A Grading Permit is not required. On October 8, 2008, the Ventura County Air Pollution Control Board Rule 55, Fugitive Dust became effective. Rule 55 was adopted to comply with state law and applies to any disturbed surface area, or man-made condition capable of generating fugitive dust, including earth-moving, construction, storage piles, unpaved roads, and track-out. General requirements to address fugitive dust sources includes the following: (1) No one shall cause or allow fugitive dust from any applicable source beyond the midpoint (width) of a public street or road; (2) No one shall cause or allow fugitive dust from any applicable source that equals or exceeds 20 percent opacity for 3 minutes or more in any one hour; and (3) No person shall allow track-out to extend 25 feet or more in length unless control measures are employed. Dust generated from construction activities is expected to be minimal given the small construction footprint. Caltrans will implement dust control best management practices (BMPs) throughout the construction of the project.

Based on the discussion above, the proposed project is consistent with General Plan Hazards and Safety Policies HAZ-10.2, HAZ-10.3, and 10.4.

Water Resources

- 8. General Plan Policy Water Resources Policy WR-1.2 Watershed Planning:** *The County shall consider the location of a discretionary project within a watershed to determine whether or not it could negatively impact a water source. As part of discretionary project review, the County shall also consider local watershed management plans when considering land use development.*

General Plan Water Resources Policy WR-1.12 (Water Quality Protection for Discretionary Development): *The County shall evaluate the potential for discretionary development to cause deposition and discharge of sediment, debris, waste and other pollutants into surface runoff, drainage systems, surface water bodies, and groundwater. The County shall require discretionary development to minimize potential deposition and discharge through point source controls, storm water treatment, runoff reduction measures, best management practices, and low impact development.*

General Plan Water Resources Policy WR-2.2 Water Quality Protection for Discretionary Development: *The County shall evaluate the potential for discretionary development to cause deposition and discharge of sediment, debris, waste, and other contaminants into surface runoff, drainage systems, surface water bodies, and groundwater. In addition, the County shall evaluate the potential for discretionary development to limit or otherwise impair later reuse or reclamation of wastewater or stormwater. The County shall require discretionary development*

to minimize potential deposition and discharge through point source controls, storm water treatment, runoff reduction measures, best management practices, and low impact development.

Staff Analysis:

All work will occur within the Caltrans road right-of-way. County Line Beach provide approximately 180 feet of separation between the project site and the Pacific Ocean. Little Sycamore Creek is approximately 250 feet from the proposed crosswalk with Yerba Buena Road acting as a buffer. To ensure no contaminants enter the ocean and Little Sycamore Creek, Caltrans will employ Best Management Practices (BMPs) to prevent erosion and to contain sediment runoff (Exhibit 4, Condition of Approval No. 24).

Based on the discussion above, the proposed project is consistent with General Plan Water Resources Policies WR-1.2 WR-1.12, and WR-2.2.

District Programmatic
Natural Environment Study
(Minimal Impacts)

Ventura County

07 VEN-1

Post Mile (PM) 0.95-1.26

EA/EFIS: 4P850/0719000259

August 2023

Prepared By: *Rico Ramirez* Date: 8/16/2023
Rico Ramirez, Associate District Biologist, N.S.
(213) 266-3783
Division of Environmental Planning
California Department of Transportation, District 07

Recommended for Approval By: *Andrew Johnstone* Date: 8/16/23
Andrew Johnstone, Associate District Biologist, N.S.
(213) 335-0056
Division of Environmental Planning
California Department of Transportation, District 07

Approved By: *Paul Caron* Date: 08/17/23
Paul D. Caron, Senior Biologist, N.S.
(213) 326-0378
Division of Environmental Planning
California Department of Transportation, District 07



County of Ventura
Planning Director Hearing
Case No. PL23-0099
Exhibit 6-Natural Environment Study
and Addendum

1. Summary

This Natural Environmental Study (NES) will evaluate the impacts associated with the proposed repairs, as well as describe the effects of the project on any threatened, endangered, and sensitive plants and wildlife.

2. Introduction

2.1 Location

This project will take place along VEN-1 within Caltrans District 7 in the following: USGS 7.5' quadrangles Triunfo Pass of within Ventura County.

2.2 Description

Caltrans proposes a Pedestrian Hybrid Beacon Signal Project on State Route (SR) 1 at post mile (PM) 0.95 to PM 1.26 near Yerba Buena Road, in unincorporated Ventura County. Proposed work includes installation of (4) poles for hybrid beacon foundations, installation of one controller cabinet, installation of 1,680 linear feet of 2" diameter conduits placed 18" below ground to the controller cabinet, related signing, striping, and marking, and installation of approximately 120 linear feet of Midwest Guardrail System (MGS) and end treatments.

All proposed project work will be performed within the existing State right of way, on the shoulders of roadways. Maximum depth of excavation is 12 feet deep by 3 feet 6 inches in diameter for the pole foundations, and 3 feet by 4 feet wide by 3 feet deep for the controller cabinet. Dimensions for the MGS posts are 6 inches by 8 inches and 6 feet deep, and would be placed 6 feet apart. No staging/borrow sites, nor temporary access roads are required. No public utilities will be relocated, and all work will be with the Caltrans right-of-way.

3. Study Methods

All project information has been reviewed and project limits have been determined in coordination with the project development team. Study methods included a review of the project description, project plans, aerial photography and/or ground photography (i.e. Caltrans DEA GIS Library-Appendix A). Species records and occurrences were reviewed using the following databases: Information for Planning and Conservation (IPaC) List provided by the U.S. Fish & Wildlife

Service (USFWS) website, California Natural Diversity Data Base (CNDDDB) provided by California Department of Fish & Wildlife, and quad search species list provided by National Marine Fisheries Service (NMFS).

4. Environmental Setting

4.1 Description of the Existing Biological and Physical Conditions

The environmental setting is located within developed roadways along the coastal region in Ventura County. This area is characterized as a coastal zone with residential, commercial, and public land use.

4.2 Regional Species and Habitats of Concern

Coastal sage scrub and eucalyptus groves are near the project limits and are known to host migratory birds and other sensitive species such as the monarch butterfly (*Danaus plexipplus*). However, no project activities are anticipated to impact sensitive biological resources or species of concern within the project limits. According to the IPaC from the U.S Fish & Wildlife, and CNDDDB from the California Department of Fish and Wildlife, the project limits are known to support threatened, endangered or candidate species. However, suitable habitat is not present directly within the work areas.

4.3 Vegetation

The existing vegetation within the project limits is a mix of coastal sage scrub and ornamental landscape. The ornamental landscape is predominately near the intersection of Yerba Buena Road and State-Route 1. The coastal sage scrub vegetation is composed of the following associated species: lemonade-berry (*Rhus integretifolia*), coastal buckwheat (*Eriogonum cinereum*), laurel sumac (*Malosma laurina*), and saltbush (*Atriplex lentiformis*). The coastal sage scrub is outside of the immediate work areas and it is not expected to be impacted.

4.4 Animals

There is one (1) sensitive wildlife species that may occur within the proximity of the project limits; monarch butterfly (*Danaus plexipplus*). This species is known to overwinter in the eucalyptus groves along Yerba Buena Road. However, due to the project type, these species are not anticipated to be impacted from work activities.

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5. Project Impacts

No impacts to sensitive biological resources are expected due to the limits of the project, and the environmental setting.

Stormwater and Erosion Control Best Management Practices will be needed to avoid indirect impacts from roadway runoff.

This project will not result in any impacts to drainages or “Waters of the United States”.

This project will result in no impacts to federal/state threatened/endangered species. This is per the investigation techniques as described in the Study Methods Section of this document.

6. Avoidance and Minimization Measures

All pollution and litter laws and regulations will be followed by the contractor and all personnel on site.

If this project scope should change for any reason, this Division will be notified to determine whether current environmental documentation is adequate.

7. Permits Required

No resource agency permits are required as a result of this project, as there will be no impacts to sensitive biological resources or drainages.

8. Conclusion

In conclusion, this project will have no impacts to sensitive biological resources. This project does not require the removal of trees or sensitive vegetation. All work will be confined to the existing pavement and disturbed shoulder. There will be no effects to federal/state threatened/endangered species.

If there should be a change in scope of work, further re-evaluation will be necessary, and the Division of Environmental Planning should be notified.

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Natural Environment Study Addendum

Summary

Caltrans proposes a Pedestrian Hybrid Beacon Signal Project on State Route (SR) 1 at post mile (PM) 1.0 to PM 1.30 at Yerba Buena Road PM 1.1, in unincorporated Ventura County. Proposed work includes installation of (4) poles for hybrid beacon foundations, installation of one controller cabinet, installation of 1,680 linear feet of 2" diameter conduits placed 18" below ground to the controller cabinet, related signing, striping, and marking, and installation of approximately 120 linear feet of Midwest Guardrail System (MGS) and end treatments.

Project Description

All proposed project work will be performed within the existing State right of way, on the shoulders of roadways. Maximum depth of excavation is 12 feet deep by 3 feet 6 inches in diameter for the pole foundations, and 3 feet by 4 feet wide by 3 feet deep for the controller cabinet. Dimensions for the MGS posts are 6 inches by 8 inches and 6 feet deep, and would be placed 6 feet apart. No staging/borrow sites, nor temporary access roads are required. No public utilities will be relocated, and all work will be with the Caltrans right-of-way.

Survey Results

The existing vegetation within the project limits is a mix of lemonade berry coastal sage scrub *Rhus integrifolia* shrubland alliance, invasive fountain grass (*Pennisetum setaceum*) and ornamental landscape. The ornamental landscape is predominately near the intersection of Yerba Buena Road and State-Route 1. The coastal sage scrub vegetation is composed of the following associated species: lemonade-berry (*Rhus integrifolia*), coastal buckwheat (*Eriogonum cinereum*), laurel sumac (*Malosma laurina*), giant coreopsis (*Leptosyne gigantea*) and saltbush (*Atriplex lentiformis*). The coastal sage scrub is outside of the immediate work areas, and it is not expected to be impacted.

After conducting the field survey site visit on February 9, 2024, the pole foundation locations will not impact ESHA. The foundations will be set within the shoulder of State Route 1 and will be outside of the coastal sage scrub vegetation.

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Project Impacts

This project will not result in impacts to special aquatic sites or “Waters of the United States” through proper avoidance measures and best managements practices.

This project will result in no impacts to federal/state threatened/endangered species, or Environmentally Sensitive Habitat Area (ESHA) per the federal species list and the California Natural Diversity Database. This is per the investigation techniques as described in the Study Methods Section of this document.

Avoidance and Minimization Measures

Only invasive grasses will be removed for the pole foundation and no shrubs or trees will be removed or encroached upon.

All pollution and litter laws and regulations will be followed by the contractor and all personnel on site.

If this project scope should change for any reason, this Division will be notified to determine whether current environmental documentation is adequate.

Conclusion

In conclusion, this project will have no impacts to sensitive biological resources. This project does not require the removal of trees or sensitive vegetation. All work will be confined to the existing pavement and disturbed shoulder. There will be no effects to federal/state threatened/endangered species.

If you have any questions or need further information regarding this review, please contact Rico Ramirez at (213) 266-3783 or rico.ramirez@dot.ca.gov.

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Natural Environment Study

(Minimal Impacts)

State Route 1

07/VEN/1 Post Mile: 1.0-1.30

EA # 4P850; EFIS# 0719000259

February 2024

STATE OF CALIFORNIA
Department of Transportation

Prepared By: *Rico Ramirez* Date: 2/14/2024
Rico Ramirez, Associate District Biologist
(213) 266-3783
Caltrans District 7
Division of Environmental Planning

Recommended
for Approval By: *Paul Caron* Date: 02/14/24
Paul Caron, Senior District Biologist:
(213) 326-0378
Caltrans District 7
Division of Environmental Planning

Approved By: *Paul Caron* Date: 02/14/24
Paul Caron, Senior District Biologist
(213) 326-0378
Caltrans District 7
Division of Environmental Planning

Additional copies of this document and related technical studies are available for review at the district office: 100 S. Main St., Los Angeles, CA 90012. This document may also be downloaded upon request. For individuals with sensory disabilities, this document can be made available in Braille, in large print, on audiocassette, or on computer disk. To obtain a copy in one of these alternate formats, please call (213) 266-3783, write to California Department of Transportation, Attn: Rico Ramirez, Environmental Planning, 100 S. Main St., Los Angeles, CA 90012, or send an e-mail to Rico.Ramirez@dot.ca.gov. To use the California Relay Service call 1 (800) 735-2929 (TTY), 1 (800) 735-2922 (Voice), or District 7's Office of Equal Opportunity (213) 897-9797 (TTY).



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