Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Planned Development (PD) Permit for Passarelli Residence Case No. PL17-0117

Lead Agency: County of Ventura, Resource Management Agency, Planning Division

Contact Name: Pearl Suphakarn

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Project Location: Pacific View Drive and Houston Road (No Assigned Address), Malibu, Ventura County
City *County*

Project Decription (Proposed actions, location, and/or consequences).

The Applicant requests a Coastal Planned Development (PD) Permit to construct a 2,731 square feet (sq. ft.) two-story single-family dwelling with a detached 924 sq. ft. three-car garage and a 1,125 sq. ft. pool, on a cleared building pad (6,513 sq. ft.). Total disturbed area is approximately 2.04 acres. A fence to contain pets is proposed to be located within the 100-foot fuel modification zone around structures. A private well is proposed to provide water to the project and an eight feet diameter water tank is proposed to provide additional water for fire suppression. The well is proposed to be located approximately 50 feet north from the proposed garage and the water tank is proposed to be located approximately 40 feet west of the proposed garage. A private septic system is proposed to handle domestic waste water. A 1,650 cubic feet infiltration/detention basin is proposed west of the proposed building pad and will capture stormwater runoff and allow infiltration, serving to limit runoff from the project site. Access to the site is proposed to be provided by a 15-foot wide private driveway with a hammerhead turn-around for Fire Department access. Estimated earthwork includes 869 cubic yards (cy) of cut and 2,367 cy of fill to prepare the site for the proposed development. The project will be constructed in phases. Phase One includes the well drilling and test. Phase Two includes the grading and construction of the proposed project. If the well fails to provide water, the Coastal PD Permit will be modified to restore temporarily disturbed Environmentally Sensitive Habitat Areas (ESHA) and to identify a new water source/location.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

1. The Initial Study found that the proposed project would have potentially significant impacts to sensitive plant communities. Impacts will be less than significant with the implementation of the Mitigation Measures BIO-1 and BIO-2, which requires exclusion fencing and native landscaping and erosion control seed mix.

2. The Initial Study found that the proposed project would have potentially significant impacts to Environmentally Sensitive Habitat Area (ESHA). Impacts will be less than significant with the implementation of Mitigation Measures BIO-1 through BIO-4, which requires exclusion fencing, native landscaping and erosion control seed mix, enhance, restore, establish and preserve ESHA, and a fuel modification plan.

3. The Initial Study found that the proposed project would have potentially significant impacts to wildlife movement. Impacts will be less than significant with the implementation of Mitigation Measures BIO-5 and BIO-6, which requires that all fences be permeable to wildlife and an approved lighting plan would be required.

4. The Initial Study found that the proposed project would be consistent with the applicable General Plan Goals and Coastal Area Plan Policies governing biological resources, with the implementation of all the above mitigation measures (BIO-1 through BIO-6).

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Thus far, no controversial issues have been raised by agencies and the public.

Provide a list of the responsible or trustee agencies for the project.

California Coastal Commission and California Department of Fish and Wildlife.