

Notice of Completion & Environmental Document Transmittal

Attachment

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

Project Description:

The Applicant requests a Coastal Planned Development (PD) Permit to construct 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 test demonstrates that it can support the proposed residential use of the property, Phase Two will proceed. If the well fails to provide water, the Coastal Planned Development Permit will be modified to restore temporarily disturbed Environmentally Sensitive Habitat Area (ESHA) and to identify a new water source/location. The applicant is also requesting to live on the property in a recreational vehicle during construction in keeping with Section 8175-5.141 of the Coastal Zoning Ordinance (CZO).