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: Coastal Planned Development (PD) Permit for Salove Residence Case No. PL17-0103

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

Contact Name: Pearl Suphakarn

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Project Location: Pacific View Drive (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 9,803-square-foot (sq. ft.) two-story single-family dwelling, a 919 sq. ft. attached garage, 1,705 sq. ft. outdoor covered porches and overhangs, 1,472 sq. ft. pool and pool deck, two (2) 10,000 gallon water tanks, new utilities, new septic system, hardscaping and landscaping on a vacant lot. Estimated earthwork includes 6,996 cubic yards of cut and 2,949 cubic yards of fill to prepare the site for the proposed development (4,047 cubic yards will be exported). The building footprint is 6,823 sq. ft. The residence and access road have been sited in areas that have been cleared of native vegetation. The project proposes to connect the existing permitted well, located on the building pad, to the proposed water tanks to provide water to the property for potable and fire-fighting purposes. The project proposes to widen and pave the existing dirt access road to comply with the Ventura County Fire Code and the Ventura County Fire Protection District access standards. An 85-foot long by 12-foot wide prefabricated bridge is proposed over the existing drainage channel, and the bridge will not alter the path or course of the drainage channel. The bridge will be free-spanning, and the placement of structural supports will be located outside the ephemeral draining course and adjoining wetlands. The proposed project will permanently remove approximately 3.25 acres of Environmentally Sensitive Habitat Areas (ESHA) related to the construction of the access road, the home, and the required 100-foot fuel modification zone. An additional 0.55 acres of ESHA was cleared without a Coastal PD permit for a total of 3.80 acres.

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 plant and animal species. Impacts will be less than significant with the implementation of Mitigation Measures BIO-1 and BIO-2, which requires pre-construction surveys and relocation of special-status plants and wildlife.
2.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-3 and BIO-4, which requires exclusion fencing along the ESHA buffer area and native landscaping and erosion-control seed mixes.
3.The Initial Study found that the proposed project would have potentially significant impacts to riparian and wetland vegetation. Impacts will be less than significant with the implementation of Mitigation Measure BIO-5, which requires the implementation of the Waters Mitigation Planting Plan and provide compensatory mitigation for the loss of mulefat scrub.
4.The Initial Study found that the proposed project would have potentially significant impacts to ESHA. Impacts will be less than significant with the implementation of Mitigation Measures BIO-6 and BIO-7, which requires compensatory mitigation for the loss of ESHA and an approved fuel modification plan would be required.
5.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-8 and BIO-9, which requires that fences be permeable to wildlife and an approved lighting plan would be required.
6.The Initial Study found that the proposed project would have a potentially significant impact to biological resources. Impacts will be less than significant with the implementation of Mitigation Measures BIO-1 through BIO-9.

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.