

## Notice of Completion &amp; Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2019059016

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

Lead Agency: County of Ventura, Planning Division

Contact Person: Pearl Suphakarn

Mailing Address: 800 South Victoria Avenue

Phone: 805-654-2453

City: Ventura

Zip: 93009-1740

County: Ventura

Project Location: County: Ventura

City/Nearest Community: Malibu

Cross Streets: Pacific View Drive and Houston Road

Zip Code: 90265

Longitude/Latitude (degrees, minutes and seconds): -118 ° 58 ' 24.4 " N / 34 ° 4 ' 59.69" W Total Acres: 40.34

Assessor's Parcel No.: 700-0-010-595 and 700-0-010-605

Section: 16

Twp.: 01S

Range: 20W

Base:

Within 2 Miles: State Hwy #: 1

Waterways: Yerba Buena Creek; Little Sycamore Canyon Tributary

Airports: N/A

Railways: N/A

Schools: Laguna Vista Elementary

## Document Type:

CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other:☒ Mit Neg Dec

Other:

Governor's Office of Planning &amp; Research

## Local Action Type:

☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☒ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☐ Other:

## Development Type:

☒ Residential: Units 1 Acres 3.8☐ Office: Sq.ft. Acres Employees☐ Commercial: Sq.ft. Acres Employees☐ Industrial: Sq.ft. Acres Employees☐ Educational: Acres Employees☐ Recreational: Acres Employees☐ Water Facilities: Type MGD☐ Transportation: Type☐ Mining: Mineral☐ Power: Type MW☐ Waste Treatment: Type MGD☐ Hazardous Waste: Type☐ Other:

## Project Issues Discussed in Document:

☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☐ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☐ Growth Inducement☒ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☐ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Other: Greenhouse Gases

## Present Land Use/Zoning/General Plan Designation:

General Plan &amp; Area Plan: Coastal Open Space/Zoning: Coastal Open Space, 10 acre min, Santa Monica Mountains O

Project Description: (please use a separate page if necessary)

Please see attachment.

State Clearinghouse Contact:

(916) 445-0613

State Review Began:

5 - 3 - 2019

SCH COMPLIANCE

6 - 3 - 2019

## Project Sent to the following State Agencies

☒ Resources

Boating &amp; Waterways

Central Valley Flood Prot.

☒ Coastal Comm

Colorado Rvr Bd

Conservation

☒ CDFW # 5

Cal Fire

Historic Preservation

☒ Parks & Rec

Bay Cons &amp; Dev Comm.

DWR

## Cal EPA

ARB: Airport &amp; Freight

ARB: Transportation Projects

ARB: Major Industrial/Energy

Resources, Recycl. &amp; Recovery

SWRCB: Div. of Drinking Water

SWRCB: Div. Drinking Wtr #

SWRCB: Div. Financial Assist.

SWRCB: Wtr Quality

SWRCB: Wtr Rights

☒ Reg. WQCB # 4

Toxic Sub Ctrl-CTC

## Yth/Adlt Corrections

Corrections

## Independent Comm

Delta Protection Comm

Delta Stewardship Council

Energy Commission

☒ NAHC

Public Utilities Comm

☒ Santa Monica Bay Restoration

State Lands Comm

Tahoe Rgl Plan Agency

Conservancy

Other:

Please note State Clearinghouse Number  
(SCH#) on all Comments

2019059016

SCH#:

Please forward late comments directly to the  
Lead Agency

AQMD/APCD 39

(Resources: 5 / 4)

## CalSTA

Aeronautics

☒ CHP☒ Caltrans # 1

Trans Planning

## Other

Education

Food &amp; Agriculture

HCD

OES

## State/Consumer Svcs

General Services

### Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District #7	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #4
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input checked="" type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input checked="" type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #5	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

#### Local Public Review Period (to be filled in by lead agency)

Starting Date 05/07/2019

Ending Date 06/06/2019

#### Lead Agency (Complete if applicable):

Consulting Firm: N/A

Address: N/A

City/State/Zip: N/A

Contact: N/A

Phone: N/A

Applicant: Michael and Leslie Salove

Address: 7161 Grasswood Avenue

City/State/Zip: Malibu, CA 90265

Phone: 310.870.1970

Signature of Lead Agency Representative: Pearl Suphakarn

Date: 04/30/2019

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

## **Notice of Completion & Environmental Document Transmittal Attachment**

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

### **Project Description:**

The Applicant requests a Coastal Planned Development (PD) Permit to construct the following: a new 35-foot-high, 9,803-square-foot (sq. ft.) two-story single-family dwelling, a 919 sq. ft. attached garage, 120 sq. ft. mechanical room, 1,705 sq. ft. outdoor covered porches and overhangs, 1,472 sq. ft. pool, pool deck and equipment, two (2) 10,000 gallon water tanks, new utilities, new septic system (4,000 gallon septic tank with two 6-foot diameter by 22-foot deep seepage pits overlain by an 8-foot deep sand filtration bed), 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 141,779 sq. ft. (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 23,961 sq. ft. (0.55 acres) of ESHA was cleared without a Coastal PD permit for a total of 165,740 sq. ft. (3.80 acres). The permanent loss of 3.80 acres of sensitive plant communities that constitute ESHA will be mitigated at a 2:1 mitigation to impact ratio (7.60 acres of mitigation to offset 3.80 acres of loss of ESHA).