

## **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).