

Notice of Completion & Environmental Document Transmittal Attachment

Project Title: Coastal Planned Development (PD) Permit for Escario Residence, Case No. PL17-0104

Project Description: The Applicant requests a Major Modification to Coastal Planned Development (PD) Permit Case No. 1609 to construct the following: a new 25-foot high, 2,160-square foot (sq. ft.) single-story single-family dwelling, a 6,240 sq. ft. garage with a 6,240 sq. ft. garage basement (totaling 12,480 sq. ft.), and associated retaining walls. Total area for the proposed building pad is 9,989 sq. ft. A new water well is proposed to provide domestic water and an existing water well (SWN 01S20W22D01S) will be used as a back-up well. The project also includes installation of a new septic system (1,500-gallon septic tank with an alternative treatment technology) and one 100,000-gallon water tank (43.3 feet in diameter and 14.5 feet in height).

Estimated earthwork includes 2,001 cubic yards of cut for the single-family dwelling, 3,004 cubic yards of cut for the basement and 140 cubic yards of fill. The water tank pad will require an additional 25 cubic yards of fill. The proposed project will be located in areas that were previously cleared of native vegetation and in the same general footprint as the existing home that was destroyed by the Woolsey Fire.

Onsite existing dirt roads will be maintained and a small section including a 40-foot radius fire turnaround will be improved to comply with the Ventura County Fire Code and the Ventura County Fire Protection District access standards. Total area of Fire Department turnaround and access road is 14,029 sq. ft.

The proposed 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 test fails to provide water, the Coastal PD Permit will be modified to restore temporarily disturbed ESHA and to identify a new water source/location.

The proposed project will permanently remove approximately 0.414 acres of Environmentally Sensitive Habitat Areas (ESHA) related to the construction of the home and the required 100-foot fuel modification zone. An additional 2.430 acres of ESHA was cleared without a Coastal PD permit for a total of 2.85 acres. The permanent loss of 2.85 acres of sensitive plant communities that constitute ESHA will be mitigated at a 2:1 mitigation to impact ratio (5.70 acres of mitigation to offset 2.85 acres of loss of ESHA).