

Notice of Completion & 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# 2019039061

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

Lead Agency: County of Ventura, Planning Division
Mailing Address: 800 South Victoria Avenue
City: Ventura
Contact Person: Pearl Suphakarn
Phone: 805-654-2453
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): -118 058 ' 10.52" N / 34 04 ' 58.00" W Total Acres: 11.15
Assessor's Parcel No.: 700-0-122-295, -300, and -340 Section: 15 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 EIR [] NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[X] Mit Neg Dec Other:

Governor's Office of Planning & 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 [] Other:

STATE CLEARINGHOUSE

Development Type:

[X] Residential: Units 1 Acres 2.04
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

General Plan & Area Plan: Coastal Open Space/Zoning: Coastal Open Space, 10 acre min, Santa Monica Mountains Overlay Zone

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

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).

State Clearinghouse Contact:

(916) 445-0613

State Review Began:

3 - 11 - 2019

SCH COMPLIANCE

4 - 9 - 2019

Project Sent to the following State Agencies

- X Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
Conservation
CDFW # 5
Cal Fire
Historic Preservation
Parks & Rec
Bay Cons & Dev Comm.
DWR
CalSTA
Aeronautics
CHP
Caltrans# 1
Trans Planning
Other
Education
Food & Agriculture
HCD
OES
State/Consumer Svcs
General Services
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl. & 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
Santa Monica Mtns
Conservancy
Other:

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

SCH#: 2019039061

Please forward late comments directly to the Lead Agency

AQMD/APCD 39

(Resources: 3 / 16)

Reviewing Agencies Checklist

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

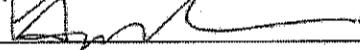
- | | |
|---|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency 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 3/13/2019 Ending Date 4/12/2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>N/A</u>	Applicant: <u>Douglas and Helen Passarelli</u>
Address: <u>N/A</u>	Address: <u>30765 Pacific Coast Highway #104</u>
City/State/Zip: <u>N/A</u>	City/State/Zip: <u>Malibu, CA 90265</u>
Contact: <u>N/A</u>	Phone: <u>562-243-1101</u>
Phone: <u>N/A</u>	

Signature of Lead Agency Representative: Pearl Suphakarn  Date: 3/5/2019

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

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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).

