

**MITIGATED NEGATIVE DECLARATION**

A. **PROJECT DESCRIPTION:**

**Entitlement:** Coastal Planned Development (PD) Permit for Bandi Access Road, Case No. PL17-0130

**Applicant:** Chandra Bandi, 17154 Tulsa Street, Granada Hills, CA 91344

**Location:** South of Yellow Hill Road (no assigned address), Malibu, CA 90265 (located in the Santa Monica Mountains in the unincorporated area of Ventura County)

**Assessor's Parcel Nos.:** 700-0-030-095, 700-0-030-055, and 700-0-030-115

**Parcel Size:** 700-0-030-095 (39 acres), 700-0-030-055 (4 acres), and 700-0-030-115 (32 acres)

**General Plan Designation:** Open Space

**Zoning Designation:** COS-10 ac-sdf/M (Coastal Open Space, 10-acre minimum lot size, slope density formula, Santa Monica Mountains Overlay Zone)

**Responsible and/or Trustee Agencies:** California Department of Fish and Wildlife

**Project Description:** The Applicant requests a Coastal Planned Development (PD) Permit to construct a private driveway in Ventura County to access a proposed single-family dwelling located on APN 4472-016-004 (addressed as 10112 Yellow Hill Road) in Los Angeles County, immediately across the County line (Case Nos. RCDP T2014-00015 and RENV T2014-00287). The new access driveway will begin at APN 700-0-030-095 and would be located within an existing 60-foot wide access easement (Ventura County Recorder Document No. 46775, Book 4603, Page 952). The private driveway would then pass into APNs 700-0-030-055 and 700-0-030-115 and would be located within a new 40-foot access easement (Ventura County Recorder Instrument No. 20140617-00074852-0 and 20140702-00082676-0). The total length of the driveway is approximately 1,520 feet; however, only 1,305 linear feet is located in the unincorporated area of Ventura County and is further described below.

**Proposed Driveway Access:** The first 620-foot long section of the access road (i.e. driveway), begins south of Yellow Hill Road and will be paved with asphalt concrete followed by approximately 320 feet of driveway that will remain



unimproved. The final 365-foot section of road, up the Los Angeles County line, will be paved with asphalt concrete. Retaining walls would be constructed along the steeper sloped sections of the driveway. Starting south of Yellow Hill Road there will be retaining walls that are approximately 274.3 feet and 168.6 feet in length, and no more than five feet at maximum height; a retaining wall approximately 75.8 feet in length long and no more than 8 feet at maximum height; and, the final portion of driveway that consists of two retaining walls within Ventura County that are approximately 52.9 feet in length and 110.6 feet in length and no more than 4 feet at maximum height.

Estimated earthwork within Ventura County includes 604 cubic yards of cut and 64 cubic yards of fill. There will be approximately 2,552 cubic yards of over excavation, alluvial removal, compaction and 540 cubic yards will be exported.

**B. STATEMENT OF ENVIRONMENTAL FINDINGS:**

State law requires the Resource Management Agency, Planning Division, as the lead agency for the proposed project, to prepare an Initial Study (environmental analysis) to determine if the proposed project could significantly affect the environment. Based on the findings contained in the attached Initial Study, it has been determined that the proposed project may have a significant effect on the environment; however, mitigation measures are available that would reduce the impacts to less than significant levels. Therefore, a Mitigated Negative Declaration has been prepared and the applicant has agreed to implement the mitigation measures.

**C. LISTING OF POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS IDENTIFIED:**

1. Section 4B, Biological Resources, Species: The Initial Study found that the proposed project would have potentially significant impacts to special-status wildlife species. Impacts will be less than significant with the implementation of mitigation measures BIO-1, BIO-2, BIO-3, and BIO-4, which require pre-construction surveys and relocation of special-status species (if necessary) and installation of temporary fencing around the development envelope during construction and prohibiting the use of invasive plants and seeds in a landscape plan and erosion control seed mix.
2. Section 4D, Biological Resources, Ecological Communities – ESHA: 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-5 and BIO-6, which require the following: compensatory mitigation for the loss of ESHA that was caused by previous clearing and will be caused by the proposed development and an approved fuel modification plan would be required to minimize impacts to ESHA from fuel modification activities.
3. Section 4F, Biological Resources: 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-6.

**D. PUBLIC REVIEW:**

**Legal Notice Method:** Direct mailing to property owners within 300 feet of the property on which the proposed project is located, and a legal notice in the *Ventura County Star*.

**Document Posting Period:** January 10, 2020 through February 10, 2020

**Public Review:** The Initial Study/Mitigated Negative Declaration is available for public review online at <https://vcrma.org/divisions/planning> (select "CEQA Environmental Review") or at the County of Ventura, Resource Management Agency, Planning Division, 800 South Victoria Avenue, Ventura, California, from 8:00 am to 5:00 pm, Monday through Friday.

**Comments:** The public is encouraged to submit written comments regarding this Initial Study/Mitigated Negative Declaration no later than 5:00 p.m. on the last day of the document posting period to Noe Torres, the case planner, at the County of Ventura Resource Management Agency, Planning Division, 800 South Victoria Avenue L#1740, Ventura, CA 93009. You may also e-mail the case planner at [Noe.Torres@ventura.org](mailto:Noe.Torres@ventura.org).

**D. CONSIDERATION AND APPROVAL OF THE MITIGATED NEGATIVE DECLARATION:**

Prior to approving the project, the decision-making body of the Lead Agency must consider this Mitigated Negative Declaration and all comments received on the Mitigated Negative Declaration. That body may approve the Mitigated Negative Declaration if it finds that all the significant effects have been identified and that the proposed mitigation measures will reduce those effects to less than significant levels.

**Prepared by:**

**Reviewed for Release to the Public by:**



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