

**NOTICE OF AVAILABILITY AND INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION**

The County of Ventura Resource Management Agency (RMA) Planning Division, as the designated Lead Agency, has reviewed the following project:

1. **Entitlement:** Coastal Planned Development (PD) Permit for Bandi Access Road, Case No. PL17-0130
2. **Applicant:** Chandra Bandi, 17154 Tulsa Street, Granada Hills, CA 91344
3. **Location:** South of Yellow Hill Road (no assigned address), Malibu, CA 90265 (located in the Santa Monica Mountains of the unincorporated area of Ventura County)
4. **Assessor's Parcel Nos.:** 700-0-030-095, 700-0-030-055 and 700-0-030-115
5. **Parcel Size:** 700-0-030-095 (39 acres), 700-0-030-055 (4 acres) and 700-0-030-115 (32 acres)
6. **General Plan Designation:** Open Space
7. **Coastal Area Plan Land Use Designation:** Open Space
8. **Zoning Designation:** COS-10 ac-sdf/M (Coastal Open Space, 10-acre minimum lot size, slope density formula, Santa Monica Mountains Overlay Zone)
9. **Responsible and/or Trustee Agencies:** California Department of Fish and Wildlife
9. **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

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MARK A. LUNN
Ventura County Clerk and Recorder
By: _____, Deputy



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.

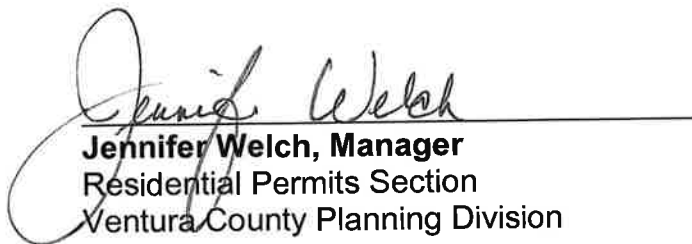
In accordance with Section 15070 of the California Code of Regulations, the RMA Planning Division determined that this proposed project may have a significant effect on the environment, however mitigation measures are available that would reduce the impacts to less than significant levels. As such, a Mitigated Negative Declaration has been prepared and the applicant has agreed to implement the mitigation measures.

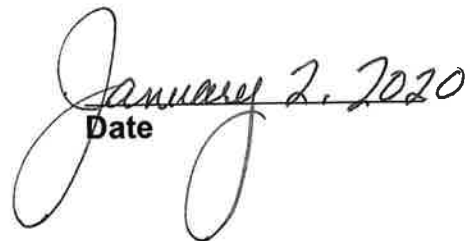
List of Potentially Significant Environmental Impacts Identified:

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.

The public review period is from January 10, 2020 to February 10, 2020. The Initial Study/Mitigated Negative Declaration is available for public review on-line at www.ventura.org/rma/planning (select "CEQA Environmental Review") or at the County of Ventura, RMA, Planning Division, 800 South Victoria Avenue, Ventura, California from 8:00 am to 5:00 pm Monday through Friday. The public is encouraged to submit written comments to Noe Torres, no later than 5:00 p.m. on February 10, 2020 to the address listed above. Alternatively, you may e-mail your comments to the case planner at Noe.Torres@ventura.org

Following the review period, consideration of the project will be given at a Planning public hearing to be held at a date to be determined in the Santa Cruz Conference Room, 800 South Victoria Avenue, Ventura, CA 93009.


Jennifer Welch, Manager
Residential Permits Section
Ventura County Planning Division


Date