

**Notice of Completion & Environmental Document Transmittal  
Project Description Attachment**

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

**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.