

EXHIBIT H-4

Planning Commission
Staff Report
(May 21, 2009)



DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT

ACTION DATE: May 21, 2009

TO: Planning Commission

APPLICANT: Agoura Business Center West
5301 Derry Avenue
Agoura Hills, CA 91301

CASE NOS.: 07-GPA-001, 07-ZC-001, 07-CUP-010, VTPM 69426, 07-SP-036 and 08-VAR-006

LOCATION: Northwest Corner of Derry Avenue and Canwood Drive
(A.P.Ns. 2048-012-022 & 027)

REQUEST: Request for the Planning Commission to provide a recommendation of approval to the City Council regarding a proposed Conditional Use Permit to construct a 22,617 square foot retail center; a Sign Permit for the centers' sign program; a Variance from Zoning Ordinance Section 96.06.2.E. to construct a 17 foot high retaining wall, instead of a maximum 6 foot high wall, and a Variance from Sections 9655.8.B.1.a & j for the proposed Sign Permit to allow non-primary frontage signs based on a maximum of one square-foot per one linear foot of building elevation; a Vesting Tentative Parcel Map to reconfigure two parcel boundaries; a General Plan Amendment to change the land use designation of approximately 1.82 acres of the property from Business Park-Manufacturing (BP-M) to Commercial-Retail/Service (CG); a Zone Change to change the zoning designation of approximately 1.82 acres of the property from Business Park-Manufacturing-Freeway Corridor Overlay (BP-M-FC) to Commercial Retail Service-Freeway Corridor Overlay (CRS-FC); and the adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

RECOMMENDATION: Staff recommends approval of the attached resolutions recommending that the Planning Commission approve General Plan Amendment – Case No. 07-GPA-001, Zone Change – Case No. 07-ZC-001, Conditional Use Permit –

Planning Commission

(Case Nos. 07-GPA-001, 07-ZC-001, 07-CUP-010,
VTPM 69426, 07-SP-036 & 08-VAR-006)

Case No. 07-CUP-010, Vesting Tentative Parcel Map No. 69496, Sign Permit Case No. 07-SP-036 and Variance Case No. 08-VAR-006 subject to Conditions.

ZONING DESIGNATION:

BP-M-FC (Business Park – Manufacturing- Freeway Corridor Overlay District) and CRS-FC (Commercial Retail Services – Freeway Corridor Overlay District)

GENERAL PLAN DESIGNATION: BP-M (Business Park – Manufacturing) & CG (Commercial-Retail/Service)

I. BACKGROUND AND PROJECT DESCRIPTION

The applicant, Agoura Business Center West, is requesting a Conditional Use Permit to build a 22,617 square-foot retail center on two vacant parcels located on the northwest corner of Derry Avenue and Canwood Street. The southerly of the two parcels is zoned Commercial Retail Services (CRS-FC) and the northerly of the two parcels is zoned Business Park Manufacturing (BP-M-FC). Both parcels are within the Freeway Corridor Overlay zone. The northerly parcel was pre-graded when the northerly business park was developed. The southerly parcel was reduced in sized with extension of Canwood Street to the east of the project site. The applicant is also seeking a General Plan Amendment and Zone Change to apply the CRS land use designation to both parcels for consistency. The applicant is requesting approval of a Vesting Tentative Parcel Map (PM 69426) to adjust the parcel lines of the properties. The request will reduce the total square footage of the multi-tenant building industrial park from 31.21 acres to 29.2 acres, and the existing parcel on which the project is proposed will increase from a 0.19 to 2.01 acres.

The project will require the use of a 17-foot high retaining wall along the north of the property line, which necessitates a Variance application since its height exceeds the maximum 6-foot requirement. Finally, a Sign Permit is required for the review of all on-site signage. The proposed sign program was reviewed against current standards which allow for a determination by the Planning Commission regarding primary frontage. Variance findings were provided in this report based on staff's interpretation of the requirement so as to obtain a decision for all the entitlements.

The proposed project would be permitted in the CRS zone. The following is a summary of the proposed development relative to the applicable Zoning Ordinance development standards:

Pertinent Data for the Proposal:

	<u>Existing</u>	<u>Proposed</u>	<u>Requirement</u>
1. <u>Lot Area</u>	39,204 sqft. (0.90 acres)	87,555.6 sqft. (2.01 acres)	10,000 sq.ft.
2. <u>Building Size</u>	N/A	22,617 sqft.	N/A
3. <u>Building Height</u>	N/A	18-27 feet	35 feet max.
4. <u>Lot Coverage</u>	N/A	25.8%	60% max.
5. <u>Landscape Coverage</u>			
• Project	N/A	25.8%	10% max.
6. <u>Bldg. Setbacks</u>			
• Front (South)	N/A	18-27 ft	20 feet or height of bldg.
• Rear (North)	N/A	120 feet	10 feet or height of bldg.
• Side (East)	N/A	20 feet	0 feet
• Side (West)	N/A	47 feet	0 feet
7. <u>Parking</u>			
• Existing Business Park	N/A	89 spaces	@ 1/250 = 83 spaces
8. <u>Oak Trees to be provided</u>	None	2	1 per 15,000 sqft. of bldg.

II. STAFF ANALYSIS

The applicant proposes development on two parcels located at the northwest corner of Derry Avenue and Canwood Street. The vacant parcels are adjacent to a Business Park-Manufacturing zoned industrial park to the north, a retail building to the south and a retail center to the east of Derry Avenue and a vacant lot to the west. The project would accommodate a 22,617 square-foot, multi-tenant retail use building. In order to comply with the minimum development standards of the CRS zone, the applicant needs to enlarge the boundaries of the CRS-zoned parcel. The applicant, owner of both the CRS-zoned parcel and BP-M-zoned parcel to the north, is looking to adjust the property line to enlarge the CRS parcel by reducing the size of the BP-M parcel. The area that would be reduced from the larger parcel was a graded pad but never developed. The pad was intended for one more industrial building. This project would result in a pad elevation that would be 17 feet lower than the pad elevation of the northerly, pre-graded pad, to be generally consistent with the elevation of Canwood Street.

This proposed Site Plan configuration is a result of several discussions between staff and the applicant. Given the size and shape of the parcel, as well as the required distance of vehicle ingress and egress points from the intersection of Canwood Street and Derry Avenue the position and footprint of the retail building was critical to achieving a quality design. The concepts used for evaluating this project were based on maintaining a pedestrian scale, that the project's identity be based on its building design rather than its parking lot, as well as its relationship to the surrounding topography and developments, and impacts of the freeway.

Architectural Design

One of the stated purposes of the City Architectural Design Standards and Guidelines is to preserve the semi-rural character of the community. The Freeway Corridor Overlay standards are intended to promote the City's image and preserve the City's natural environment. The applicant has attempted to meet these standards through the use of appropriate building forms, colors, materials and detailing through the use of natural materials and natural color tones. Staff and the Architectural Review Panel worked with the applicant to design a building that would integrate itself to the mix of architectural style, including a tilt-up construction to the north and a Mediterranean style to the south and multiple Craftsman inspired showrooms to the east. A combination of stucco, glass and stone-veneered walls are used for this building. The style also includes trellis covers and green screens. The street side elevation is stepped back to follow the angle-shaped parcel and the interior elevation provides an arcade for pedestrian circulation. The Canwood elevation is well articulated to minimize the "back of the building" appearance. The applicant changed the project from three buildings to one with a frontage on two streets and with a single architectural theme instead of three. The applicant has chosen a combination of earthtone colors for the exterior walls and a clay tile for the roof. Other features of the retail center include a round tower at the corner of the parcel and square towers on each end of the building. With recommended changes, the Architectural Review Panel finds the project to comply with the City Architectural Design Standards and Guidelines.

The visibility of the project as viewed from the freeway was evaluated for potential aesthetics impacts to the community; staff finds that any type of development on a lower pad helps integrate the project with its surrounding. The center was designed with an interior access to the individual tenant spaces which dictated that the building be built closer to the front property line. Although the building has a more prominent streetscape, the visual prominence of the industrial park is reduced now that the new building is proposed to be built at a lower elevation rather than on the existing upper pad as originally proposed.

Furthermore, the site is surrounded by a variety of land uses. The CRS zoning allows for a greater variety of uses and generally requires the most parking. Moreover, the proposed CRS zoning provides the flexibility to potentially accommodate uses that would serve the existing surroundings. Retail centers also are generally more aesthetically pleasing architecturally; this particular project was designed with pedestrians in mind; the use does not provide loading docks that could be potentially visible from the right-of-way and the refuse area is located in the rear of the parcel and

screened by landscaping.

Lighting

The applicant has selected a rectangular box-like type of light fixture. The lighting and photometric plan must meet the City lighting guidelines including no more than one foot candle of illumination at the property lines and the intent of the recently adopted lighting standard guidelines. The proposed Lighting Plan shows eight (8) single-fixture light poles to be installed on the perimeter of the parking lots and drive aisles two out of the eight would be shielded, and three (3) light poles in the area of the parking lot where the spaces are head-to-head. These light poles will not exceed 16 feet in height, including the base. The fixture specifications are attached to the plans for the Commission's review.

Sign Program

The applicant is requesting a Sign Program to install 13 on-building signs, excluding the address number and two directory signs. The signs are proposed to be installed on the north elevation (Signs C.1 on the Sign Program Plans) and south elevation (Signs B.1 and B.2) of the building, as well as on the west elevation (C.2) for one of the tenants. The applicant has designed the Sign Program based on the premise that the south elevation of the building facing Canwood Street is considered the primary frontage. Signs above the entrance of each tenant on the north elevation (the parking lot side) are proposed as secondary signs. The south elevation's signs would be installed in relation to the architectural features and the north elevation's signs would be installed at the same height and centered over the tenant space on the arcade wall. The spacing between each sign would vary depending on the length of the tenant's name.

The signs are proposed to be built with individually mounted, aluminum channel letters which would occupy a pre-determined square footage but without restrictions on the length and height measurement, as long as they comply with the maximum square footage allowed for the tenant spaces. The letters would be back-lit as well as through the face of the letter. With respect to the color of the letters, font style, logo and business descriptive, the applicant has not established a requirement. The signs on the parking lot side of the center are 18 square feet and 10 square feet for the one proposed on the west elevation as a result, the corner tenant, Tenant 1, would have two signs. With respect to the signs on the south, street-facing elevation, five of the six signs would be 28 square feet and the sixth one would be 18 square feet in size.

The monuments signs are proposed at the southwest corner of the parcel near the driveway and at the southeast corner of the parcel near the intersection; both are designed with a 48 square-foot area for the center and tenants' names. The southeast sign would be integrated into a retaining wall and the other one would be built free-standing. The structure would be built with the same colors and materials as applied to the building. The tenants' name would be with a uniform style of lettering, specifically "Gill Sans MT Regular". The monument sign would be externally illuminated. In addition, an address sign is proposed on the tower closest to the driveway, at the northeast corner of the parcel, and a tenant information sign is proposed on each window of each tenant,

approximately, 1 square-foot in size. The monument signs comply with the Zoning Ordinance. The address and window signs are not subject to a Sign Permit.

The proposed sign program for the building was reviewed for compliance with the Sign Ordinance Design Guidelines. Although the sign location, size and illumination are identified, the sign program is left open-ended with respect to font style and color, and logo style and location. The tenants would be required to obtain management and staff's approval before installing a sign. The style of the signs of nearby commercial properties varies from channel letters to cabinet signs. Some are internally lit and other externally lit. The proposed sign program allows for both internal and halo lighting.

According to the Code, in multiple tenant buildings such as this, it is up to the Planning Commission to determine primary frontage and the location of primary signage when reviewing requests for sign program approval. Moreover, the sign program must be designed to be integrated with the building design. As the proposed building orientation, storefronts, and pedestrian building entries face the parking lot, the Planning Commission may find it difficult to consider the Canwood Street elevation to be the primary frontage. The applicant, however requests the street facing elevation be considered the primary frontage. Consequently, the signs must comply with the primary signs requirements which limit the size of the sign based on the linear feet of frontage of the tenant space and how the primary signs predetermine signage on other sides of the building, i.e., secondary signs and corner tenants' signs. If the Planning Commission considers the street-facing south elevation to be the primary frontage then the parking lot elevation would be allowed secondary signage above an entry which can only be 10 square feet; in this case, the signs are proposed at 18 square feet. This request would require a Variance.

If the Planning Commission determines that the north elevation (parking lot side of the center) is the primary frontage, the primary signs, as proposed, comply with the Sign Ordinance. However, the signs proposed on the south and west sides of the building are in addition to what is currently permitted. Therefore, a Variance would be required to be approved for the sign program as proposed.

This would be the first development approved in the City in which the back of a multi-tenant retail center would have individual tenant signs. Staff acknowledges the applicant's desire for individual tenant identification signage visible from the street. From a design standpoint, the building is designed such that the Canwood Street elevation is well articulated to minimize the "back of the building" appearance and in certain instances designed to resemble storefronts. For these reasons, staff can support limited signage on the Canwood side elevation. The applicant is proposing signs on the Canwood Street elevation that are either 18 or 28 square feet. Staff finds instead of a fixed sign size that it would be appropriate to base the allowable sign area in proportion with the width of the tenant space and recommends a ratio of one-half square ft. of sign area per one linear feet of tenant storefront. Thus, given that the tenant storefronts range from 36 to 47.5 linear feet, the signs on the Canwood elevation should range from 18 to 23.75 square feet. If the Planning Commission

finds the sign on the west elevation to be appropriate, staff recommends that the size of the sign on the Canwood street elevation for that tenant be reduced accordingly. The sign program proposes that the signs be either halo-lit or internally-lit channel letters. The Planning Commission may wish to consider other options for the non-parking lot facing (Canwood and west elevation) signs such as externally spot-lit, under-canopy lit, or flood-lit signs and possibly no descriptive text to reduce the visual prominence of secondary signs.

Findings for a Variance are provided later in this report. In order to finalize the sign program for this project, staff is seeking direction from the Planning Commission on which elevation is the primary frontage and the maximum allowable sign area of the secondary signs.

Landscaping Review

The project is required to include at least 10% landscape coverage for the total site, and at least 15% landscape coverage for the parking area, with 50% tree canopy coverage. These measures are intended to enhance the visual appearance of the project, promote public safety, moderate the temperature and reduce noise and glare. The applicant is providing 23% landscape coverage for the whole site but is unable to meet the 50% parking lot tree canopy coverage due to the policies of the Los Angeles County Fire District for tree canopy clearance. However, staff will be meeting with the Fire District to discuss options that may be available to satisfy the City's landscape goals and maintain public safety. Staff is asking the Planning Commission to allow the Planning Director to continue working with the Fire District during the post entitlement phase of development with respect to landscaping coverage in the parking areas. With respect to screening the soil nail wall, a planter is provided at the base of the retaining wall to allow for the vertical growth of shrubs and trees. The applicant will continue to work with staff during the plan check phase to achieve a native and naturalistic landscaping required by the Freeway Corridor Overlay zone.

Grading

The site has been pre-graded. The project will generate an estimated cut of 9,000 cubic yards of soil, 1,500 cubic yards of fill, and an estimated 7,500 cubic yards of export soil from the site as a result of lowering the northerly pad. The proposed building pad elevation will be equal to the retail center to the east approximately 10 feet above Canwood Street. The existing pre-graded pad elevation varies from 876 feet to 903 feet, where the northerly industrial buildings are located. The applicant has provided staff with photo simulations of the project to illustrate the pad and building height.

The building pad would require a 17-foot high retaining wall along the rear of the parcel, and a 4-foot high retaining wall near the driveway on Canwood Street. Staff worked with the applicant to find an aesthetically pleasing option for a retaining wall. The applicant chose a soil-nail retaining wall design that is patterned to resemble a rock formation. The construction requires a restricted access easement be defined along the length of the wall on the adjacent northerly parcel, in order to protect the wall's structural components. The alternative to constructing the soil-nail wall is to

construct a series of terraced, six-foot high walls to retain the upper parcel. That approach, however, would reduce the developable area of the project site.

Extensive relocation of work water, sewer, storm drain and fire hydrant facilities will be required. The utilities were originally installed where the alignment of Canwood Street was originally planned. Canwood Street was since re-aligned and built closer to the freeway, but the underground utilities were never relocated. The applicant is responsible for relocating the lines with the development of this project.

The City Geotechnical Consultant has reviewed the geotechnical report, prepared by Gorian and Associates, and all subsequent supplemental information, for this project and recommends the project be approved from a Planning/Feasibility as well as from a geotechnical perspective. Conditions of Approval are included to ensure that recommendations contained in the report are incorporated into the Grading Plan are adhered to during construction. A letter of recommendation from the consultant is attached to the report.

Traffic/Circulation/Street Improvements

The City's Traffic Engineer reviewed the proposed project with respect to on-site circulation and access to and from the site. These are two points of ingress and egress onto the site. A two-way driveway is proposed at the westerly end of the site fronting Canwood Street and a two-way driveway is proposed at the southerly end of the site fronting Derry Avenue. The driveways are located as far away from the intersection for traffic safety reasons.

The required street improvements include, in addition to relocating all the utilities in the street, striping of Derry Avenue to accommodate a left pocket, and striping Canwood Street to accommodate a potential of 3 left pockets. The project required that a Traffic Impact analysis be submitted. The report, prepared by Kunzman and Associates, indicated that the project will generate 28 additional vehicular trips during the AM peak hour, and 56 vehicular trips during the PM peak hour. The increase is not significant enough to require additional off-site improvements to the City's transportation system. The Municipal Code requires that a Transportation Improvement Funds (TIF) fee be paid as apart of any commercial development. The fee is based on the square footage of the project and type of use; the funds will be used by the City to improve the circulation system within City boundaries. All recommended conditions of the City Engineer for this project are included in the attached Draft Conditions of Approval and the Mitigated Negative Declaration.

Parking

The proposed project includes 89 parking spaces, 4 of which are required to be designated as handicap spaces. A minimum of 83 parking spaces are required by the Zoning Ordinance for the proposed retail use of the center. Thus, a surplus of 6 parking spaces is provided on-site.

Vesting Tentative Parcel Map

The applicant is requesting a Vesting Tentative Parcel Map for the reconfiguration of the property lines. A Vesting Tentative Parcel Map is allowed by the Subdivision Map Act and is identical to a Tentative Parcel Map, except that when a local jurisdiction approves a Vesting Map, the developer receives the vested right to build the project laid out in the Tentative Map. The Vesting Map protects against possible future growth restrictions or other regulatory reversals, only after a Building Permit is issued and the developer has made a "substantial investment" in the project. In this case, the Tentative Parcel Map will section off a portion (2 acres) from the parcel to the north and add it to the remainder parcel adjacent to Canwood Street which becomes a 2.01 -acre parcel. The parcel will be adjusted from a triangular shape to a parallelogram shape to make it practical for development. The applicant is also undertaking relocating all underground utilities and has provided staff with a Utilities Relocation Plan and the infrastructure work will be shown on the Final Map. The City Engineer has reviewed the Vesting Tentative Parcel Map and supports the request, with conditions. The final map requires City Council approval.

General Plan Amendment/Zone Change

In order for this project to be approved, a change in the property land use designations would be required. This process requires a Zone Change and a General Plan Amendment. The southerly parcel is already partially zoned CRS and CG in the General Plan and the northerly parcel is zoned BP-M and also designated as BP-M in the General Plan; the applicant is requesting that the new 2.01-acre parcel be zoned entirely CRS and CG in the General Plan. Properties to the east and south of the project site are zoned CRS. The site has an FC (Freeway Corridor) overlay zone and is highly visible from the freeway. The image of the City depends strongly on its image in the freeway corridor. Commercial rather than industrial development would be more appropriate as viewed from the freeway. Over time, the segment of Canwood Street west of Kanan Road has developed into an area for specialty retail stores. This site would potentially continue the trend and/or provide support services to the existing business, i.e., coffee shops, printing, and mailing businesses. This project would serve as a transition area between the freeway corridor and the industrial zone and thus a transitional commercial development would be a more suitable use. The building pad elevation is currently almost level with the street elevation which lends itself to a development design that is compatible with the ones on adjacent parcels. The proposed retaining wall would ultimately be screened by the proposed building. The cut into the slope would open up the Canwood Corridor and give the illusion of the existing industrial park to be further away from the freeway right-of-way.

The loss of BP-M industrial space would be negligible and would minimally affect the City's total industrial land use base. A viable commercial development would generate sale tax revenue while sustaining employment opportunities and would serve as a gateway to the industrial park.

The Planning Commission is requested to provide a recommendation to the City Council for final action on the General Plan Amendment and Zone Change. If this legislative action is not approved, all other entitlements associated with this project would not be valid.

Variance

In order for the Planning Commission to grant the Variance for the applicant to build a 17-foot high retaining wall instead of the maximum allowed height of 6 feet, and allow additional signage the Zoning Ordinance requires that the following five (5) findings be made for each request. Staff has analyzed the applicant's requests for the retaining wall height Variance and the sign Variance per the required findings and recommends that the Variance be approved.

A. Variance – Retaining Wall Height

1. Required Finding That because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

Staff Analysis: The grade differential between the upper and the lower pad is substantial and would require stacking of several retaining walls for the proposed parking lot grade. The soil-nail option provides a solution that resembles a natural rock formation, instead of a typical manufactured slope with a tiered wall system. The soil nail wall allows the lower parcel to be developable without impacting the upper parcel size and other development standards requirements.

2. Required Finding. That the granting of the Variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

Staff Analysis: Two pads currently exist on the property with significant grade differential. The retaining wall is required for slope stability and development of the site.

3. Required Findings. That the strict interpretation and enforcement of the provisions of the Zoning Ordinance would result in practical difficulty or unnecessary hardship inconsistent with the objectives of this the Zoning Ordinance.

Staff Analysis: A typical retaining wall system of multiple walls all under 6 feet would have reduced the useable pad and could not have allowed development of the lot.

4. Required Finding. That the granting of the Variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements of the aesthetic value in the vicinity.

Staff Analysis: A soil nail wall would have a natural appearance and will be screened with landscaping and engineered to comply with the Building Code standards.

5. Required Finding. That the granting of the Variance will be consistent with the character of the surrounding area.

Staff Analysis: The wall will maintain a similar pattern of development along Canwood Street and provide a transition between the low elevation of the intersection of Canwood and Derry Street in the upper pad of the business park. A similar wall was built east of Kanan Road. The wall was designed to resemble a rock formation and will be screened from the road by the new building.

B. Variance – Sign Program

1. Required Finding. That because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

Staff Analysis: The building orientation restricts the tenant identification as viewed from the street. Thus, street-facing signage is needed for identification.

2. Required Finding. That the granting of the Variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

Staff Analysis: Adjacent retail stores have signage that is visible from Canwood Street and the signage serves to identify the tenants and the entry to the tenant spaces since no other entry exists.

3. Required Findings. That the strict interpretation and enforcement of the provisions of the Zoning Ordinance would result in practical difficulty or unnecessary hardship inconsistent with the objectives of this the Zoning Ordinance.

Staff Analysis: One of the purposes of the City Sign Ordinance is to support and promote viable businesses by allowing signage that provides adequate identification while also promoting and enhancing the quality of the visual environment of the City. Street facing signage would provide the street identification desired by the tenants, and interior facing signs would provide identification of tenant entries.

4. Required Finding. That the granting of the Variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements of the aesthetic value in the vicinity.

Staff Analysis: The signage will be integrated in the architecture of the building and not out of proportion with the building elevations walls it is attached to, and would not cause a distraction to vehicular traffic.

5. Required Finding. That the granting of the Variance will be consistent with the character of the surrounding area.

Staff Analysis: The additional signage will help establish the identity of the building as a retail center and promote a local economic base. Visually, the request to provide signage on the Canwood Street side would be in keeping with the nearby stores.

Environmental Review/Mitigated Negative Declaration

An Initial Study was prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) to analyze the potential environmental consequences of the proposed project. The purposes of an Initial Study are:

- A. To provide the Lead Agency (City of Agoura Hills) with the necessary information to decide whether to prepare an Environmental Impact or a Mitigated Negative Declaration;
- B. To enable the Lead Agency to modify a project, mitigating adverse impacts thus avoiding the need to prepare an EIR;
- C. To provide sufficient technical analysis of the environmental effects of a project to permit a judgment based on the record as a whole, that the environmental effects of a project have been adequately mitigated.

In the case of the proposed project, staff found that although the proposed project could have a significant effect on the environment, there would not be a significant effect in this case because revisions to the project have been made by or agreed to by the applicant and, therefore, a Draft Mitigated Negative Declaration (MND) was prepared for review and adoption by the Planning Commission.

The following matrix briefly identifies the environmental issue areas addressed in the MND that were found to have potentially significant impacts, and identifies the recommended mitigation measures. All impacts were found to be mitigable to a less than significant level upon implementation of the measures.

Issue Area	Impact	Mitigation
<i>Biological Resources</i>	Potential nesting birds within a regulated distance	Survey for nests prior to construction and avoid work until nests have been vacated.
Issue Area	Impact	Mitigation
<i>Cultural Resources</i>	Unexpected discovery of archaeological or paleontological resources or human remains	Monitor construction if discovery of a resource. Work to cease and the appropriate officials contacted and find assessed; mitigation work as necessary.

Issue Area	Impact	Mitigations
<i>Geology and Soils</i>	Soil expansion	Comply with all measures in the geotechnical report
	During construction soil erosion	AQMD Rule 403 and SPPP implementation required
	Post Construction soil erosion	Additional paving and strategically placed landscaping

The Draft MND was circulated for a 30-day review period, ending on April 30, 2009. The applicant has accepted the proposed mitigation measures which staff finds would reduce the environmental impacts associated with the project to less than significant levels. For these reasons, staff finds the use of a Mitigated Negative Declaration for CEQA processing of this application to be appropriate.

If the Planning Commission votes to deny the project, no action on the Final MND is required. If the Planning Commission's desire is to approve the application, CEQA requires that the Planning Commission also adopt a "mitigation monitoring program" (MMP) to ensure compliance during project construction and operation.

V. RECOMMENDATION

As there are two legislative actions (the General Plan Amendment and Zone Change) associated with the project. The entitlements associated with the project including the Conditional Use Permit, the Variance, the Sign Permit, and the Vesting Tentative Parcel Map will be forwarded to the Council for final action concurrent with the General Plan Amendment and Zone Change.

It is recommended that the Planning Commission recommend approval of Conditional Use Permit Case No. 07-CUP-010, Vesting Tentative Tract Map No. 69426, Sign Permit Case No. 07-SP-036 and Variance Case No. 08-VAR-006, subject to conditions as well as the General Plan Amendment Case No. 07-GPA-001, and Zone Change Case No. 07-ZC-001 for the proposed development.

Staff also recommends the Planning Commission approve the Final Mitigated Negative Declaration and Mitigation Monitoring Program.

VI. ATTACHMENTS

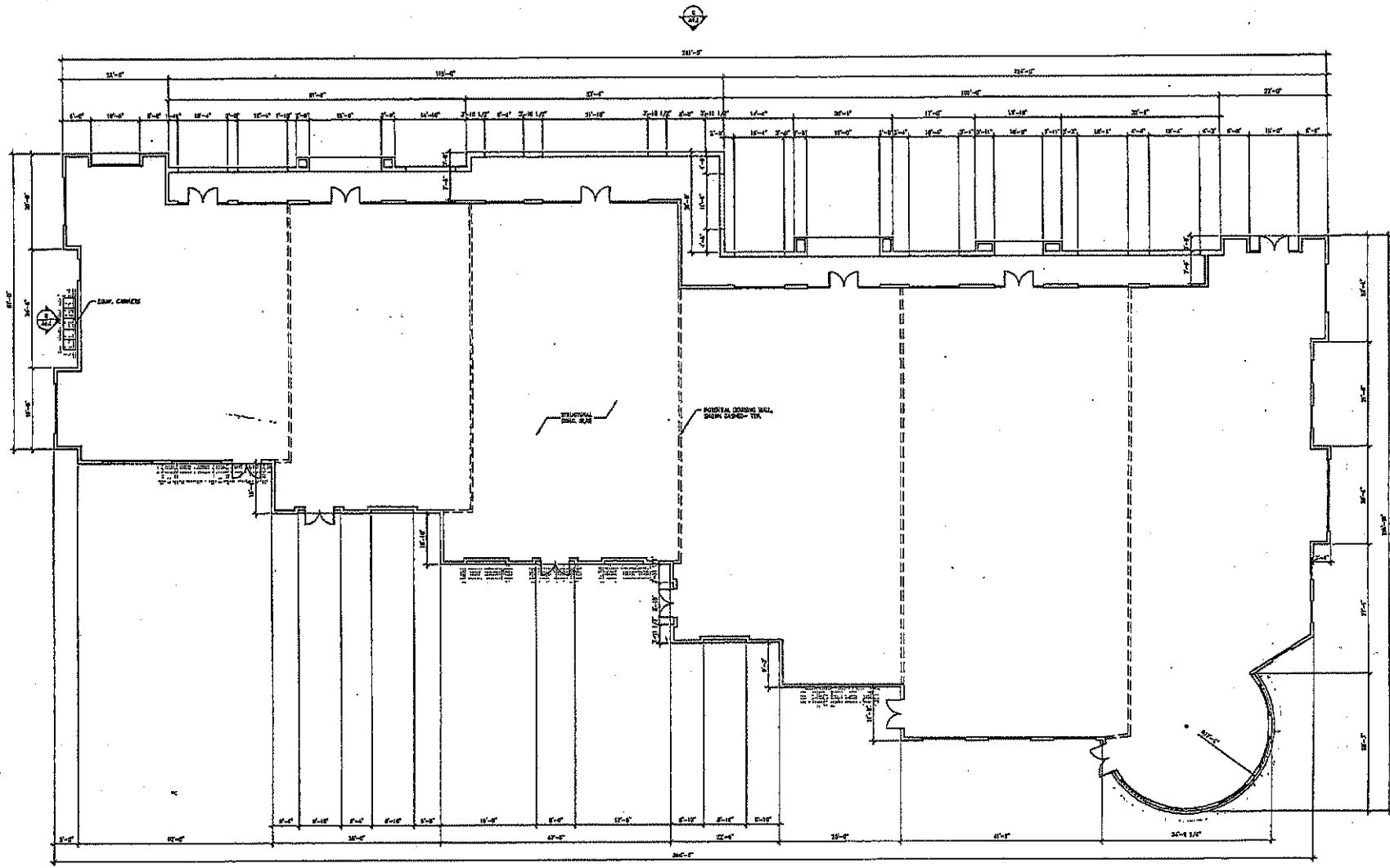
- Draft Resolution and Conditions of Approval for the Conditional Use Permit and Sign Permit
- Draft Resolution and Conditions of Approval for the Variance Request

VI. ATTACHMENTS (Continued)

- Draft Resolution and Conditions of Approval for the Vesting Tentative Parcel Map
- Draft Resolution for the General Plan Amendment
- Draft Resolution for the Zone Change
- Draft Ordinance with Exhibit Page
- Exhibit A: Applicant's Burden of Proof for the Wall and Signage
- Exhibit B: Applicant's Letter
- Exhibit C: Vicinity/Zoning Map
- Exhibit D: Reduced Photocopies of the Plans
- Exhibit E: Renderings and Photo-simulations
- Exhibit F: Photographs of the Site and Color Copy of the Color and Material Board

CASE PLANNER: Valerie Darbouze, Associate Planner

P:\Projects\10-28-08 - Agoura Business Center West - Agoura Business Center West\DWG\02\10-28-08.dwg



FLOOR PLAN
 SCALE: 1/8" = 1'-0"

WARE MALCOMB
 ARCHITECTS
 11300 Wilshire Blvd., Suite 1000
 Los Angeles, CA 90025
 TEL: 310-357-2222
 FAX: 310-357-2223

AGOURA BUSINESS CENTER WEST, LLC
 AGOURA BUSINESS CENTER WEST
 3301 OLEARY AVENUE
 AGOURA HILLS, CALIFORNIA

FLOOR PLAN

NO.	DATE	DESCRIPTION

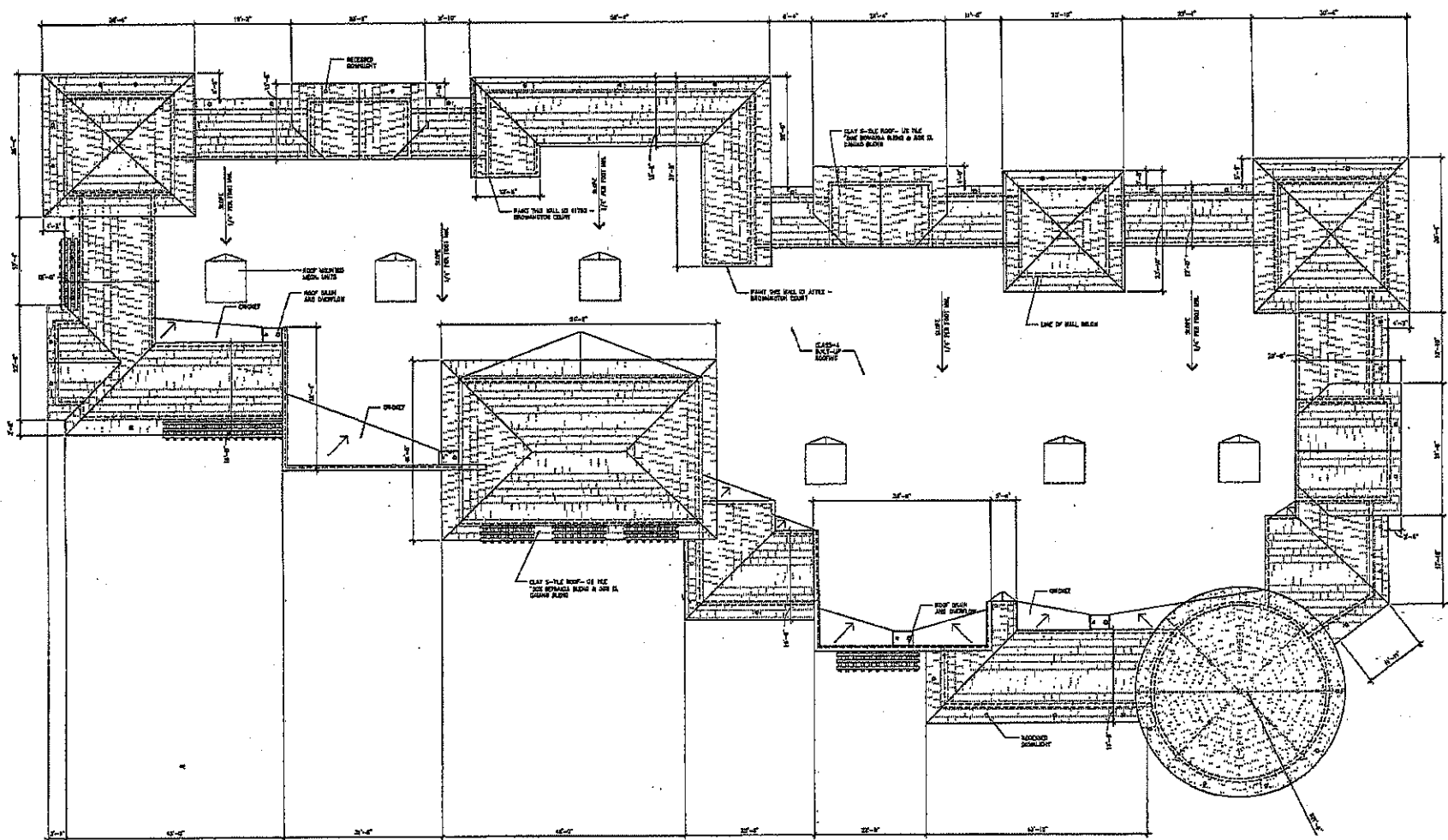
PROJECT: 10-28-08
 DRAWING NO: 10-28-08-FP-01
 JOB NO: 10-28-08

SHEET
A2.1

THIS DRAWING AND INFORMATION ARE THE PROPERTY AND CONFIDENTIAL OF WARE MALCOMB AND SHALL NOT BE USED BY ANY PARTY WITHOUT WRITTEN CONSENT BY WARE MALCOMB ARCHITECTS. THE INFORMATION SHOWN INCLUDING BUT NOT LIMITED TO, DIMENSIONS, ARE SUBJECT TO CHANGE BY OWNER OR THE ARCHITECT. ANY DISCREPANCY SHALL BE RESOLVED TO THE ARCHITECT'S BEST INTEREST.

PLANNING RESUBMITTAL 10-28-08

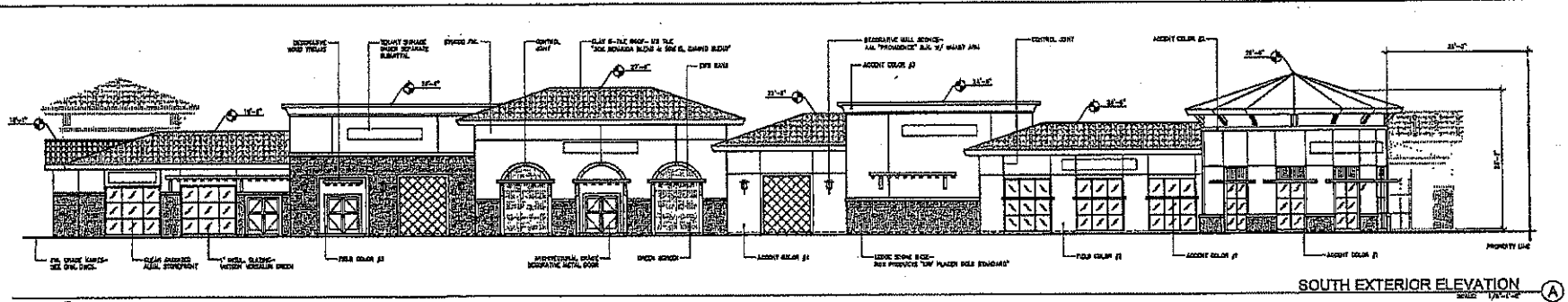
C:\Users\jw\OneDrive\Documents\Ware Malcomb\Ware Malcomb\Projects\Agoura Business Center West\Agoura Business Center West.dwg



ROOF PLAN
 SCALE 1/8" = 1'-0"

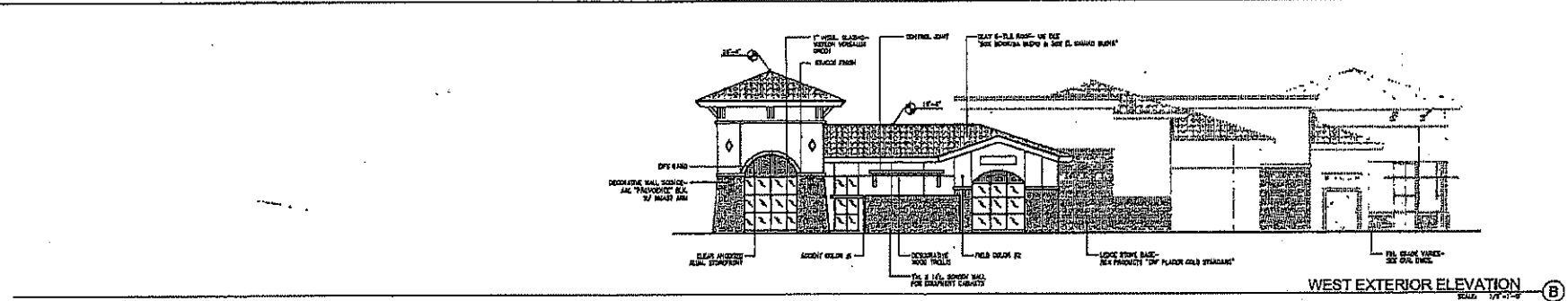
ALL PLANNING AND ENGINEERING ARE THE PROPERTY AND SUPPORT OF WARE MALCOMB AND SHALL NOT BE USED IN ANY OTHER WORK WITHOUT THE WRITTEN PERMISSION OF WARE MALCOMB. ALL RIGHTS RESERVED. SHALL BE SUBJECT TO THE TERMS OF WARE MALCOMB'S STANDARD TERMS OF SERVICE.

WARE MALCOMB	
ARCHITECTS 10000 WILSON AVENUE SUITE 100 AGOURA HILLS, CALIFORNIA 91301	
AGOURA BUSINESS CENTER WEST, LLC AGOURA BUSINESS CENTER WEST 5301 DERRY AVENUE AGOURA HILLS, CALIFORNIA	
ROOF PLAN	
DATE: 08-13-08	SCALE: 1/8" = 1'-0"
DESIGNED BY: J. WARE	CHECKED BY: J. WARE
DRAWN BY: J. WARE	DATE: 08-13-08
JOB NO.: 08-13-08	
A3.1	
PLANNING RESUBMITTAL - 10-28-08	



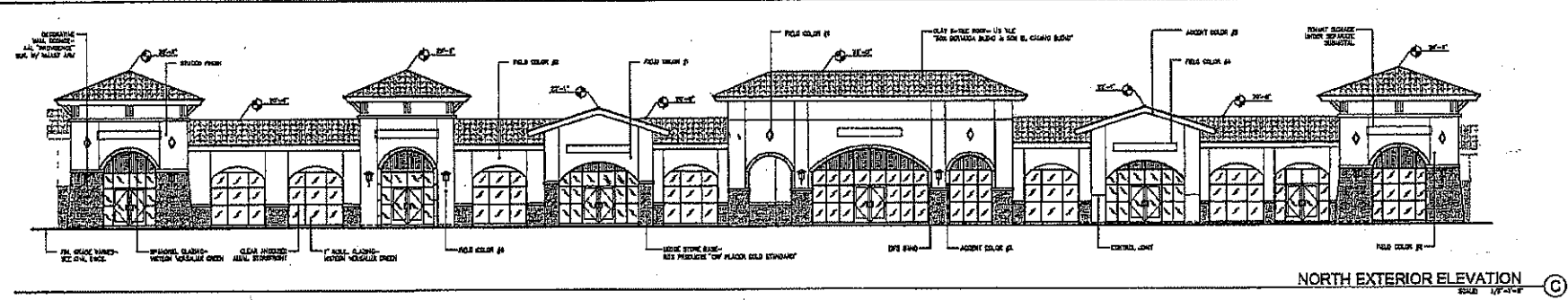
SOUTH EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"



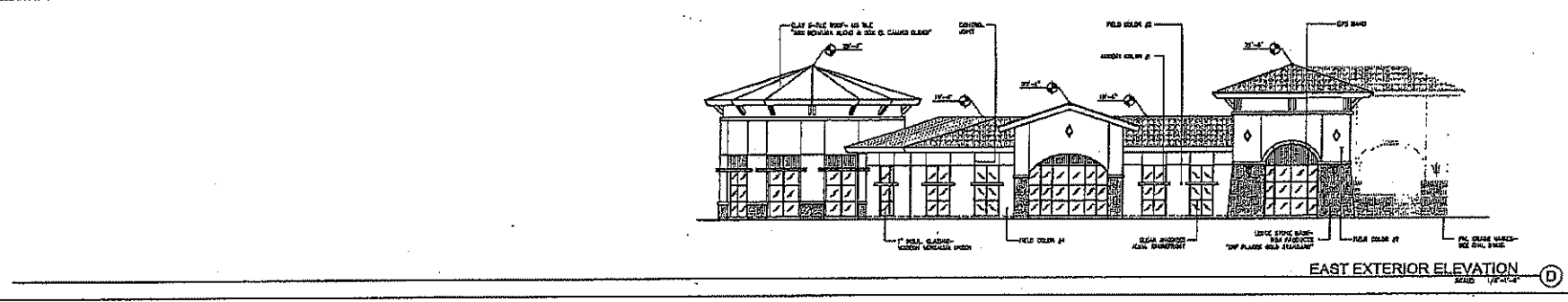
WEST EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"



NORTH EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"



EAST EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"

WARE MALCOMB
 ARCHITECTS
 5801 DEERY AVENUE
 AGOURA HILLS, CALIFORNIA 91301
 TEL: (818) 897-1100
 FAX: (818) 897-1101
 WWW: WWW.WAREMALCOMB.COM

AGOURA BUSINESS CENTER WEST, LLC
AGOURA BUSINESS CENTER WEST
CENTER WEST
 5301 DEERY AVENUE
 AGOURA HILLS, CALIFORNIA

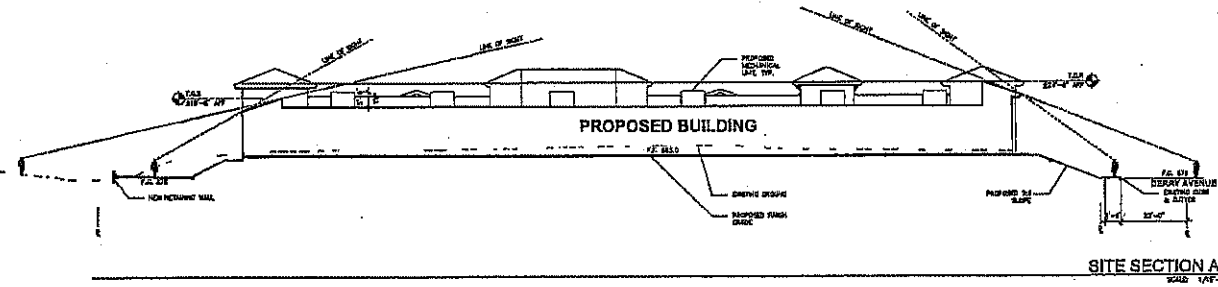
EXTERIOR ELEVATIONS
 SHEET

DATE:	1/27/10
DESIGNED BY:	WARE MALCOMB
DRAWN BY:	WARE MALCOMB
CHECKED BY:	WARE MALCOMB
APPROVED BY:	WARE MALCOMB
SCALE:	AS SHOWN
PROJECT NO: 09-000-00 SHEET NO: 10-25-08 SHEET: A4.1	

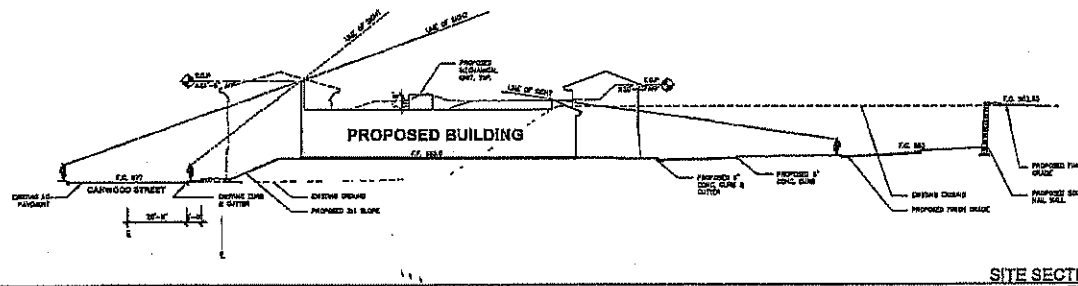
A4.1

PLANNING RESUBMITTAL 10-25-08

© Ware Malcomb, Inc. 2010. All Rights Reserved. This drawing is the property of Ware Malcomb, Inc. and is to be used only for the project and location specified. No part of this drawing may be reproduced without the written consent of Ware Malcomb, Inc.



SITE SECTION A-A
SCALE: 1/8"=1'-0"



SITE SECTION B-B
SCALE: 1/8"=1'-0"

WARE MALCOMB
ARCHITECTS
1000 WILSON AVENUE
SUITE 100
AGOURA HILLS, CALIFORNIA 91301
TEL: 714/271-1100
WWW.WAREMALCOMB.COM

AGOURA BUSINESS CENTER WEST, LLC
AGOURA BUSINESS CENTER WEST
5301 DERRY AVENUE
AGOURA HILLS, CALIFORNIA

SITE SECTIONS - LINE OF SIGHT

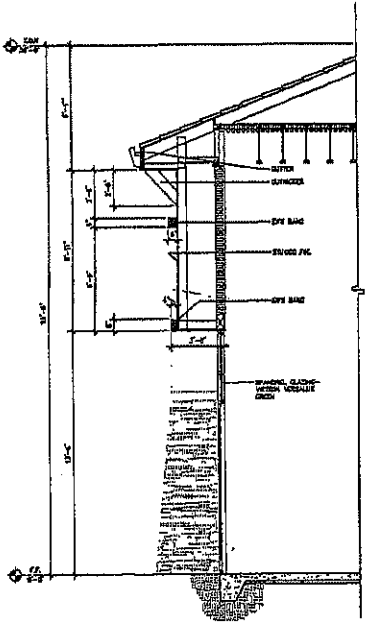
NO.	DATE	BY	REVISION
1	10/21/08	JM	ISSUED FOR PERMITTING
2	11/10/08	JM	REVISED TO REFLECT COMMENTS
3	11/10/08	JM	REVISED TO REFLECT COMMENTS
4	11/10/08	JM	REVISED TO REFLECT COMMENTS
5	11/10/08	JM	REVISED TO REFLECT COMMENTS
6	11/10/08	JM	REVISED TO REFLECT COMMENTS
7	11/10/08	JM	REVISED TO REFLECT COMMENTS
8	11/10/08	JM	REVISED TO REFLECT COMMENTS
9	11/10/08	JM	REVISED TO REFLECT COMMENTS
10	11/10/08	JM	REVISED TO REFLECT COMMENTS

PLANNING RESUBMITTAL 10-28-08

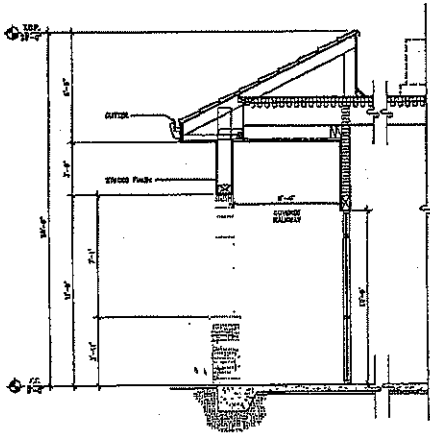
DATE: 10/21/08
DRAWN BY: JM
CHECKED BY: JM
SCALE: AS SHOWN

A5.1

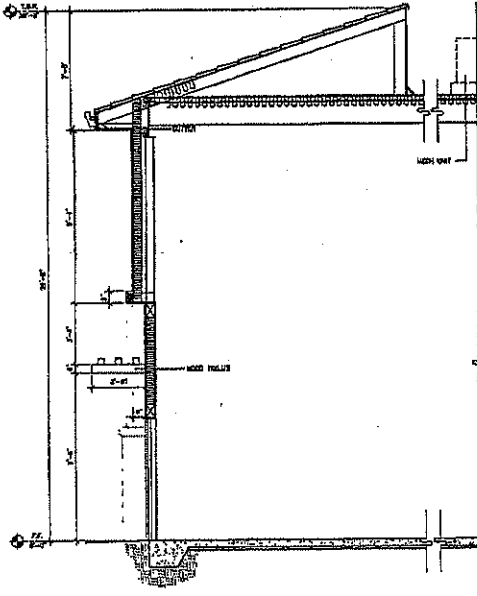
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF WARE MALCOMB ARCHITECTS AND SHALL BE KEPT IN THE OFFICE OF WARE MALCOMB ARCHITECTS IN THE COUNTY OF LOS ANGELES, CALIFORNIA. NO PART OF THESE PLANS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WARE MALCOMB ARCHITECTS.



WALL SECTION D
SCALE 3/4\"/>



WALL SECTION B
SCALE 3/4\"/>



WALL SECTION A
SCALE 3/4\"/>

WARE MALCOMB
ARCHITECTS
2121 DERRY AVENUE
AGOURA HILLS, CALIFORNIA 91301
TEL: (909) 251-1300
FAX: (909) 251-1301
WWW.WAREMALCOMB.COM

AGOURA BUSINESS CENTER WEST, LLC
AGOURA BUSINESS CENTER WEST
5901 DERRY AVENUE
AGOURA HILLS, CALIFORNIA

WALL SECTIONS	
NO.	DESCRIPTION
1	SECTION A
2	SECTION B
3	SECTION C
4	SECTION D

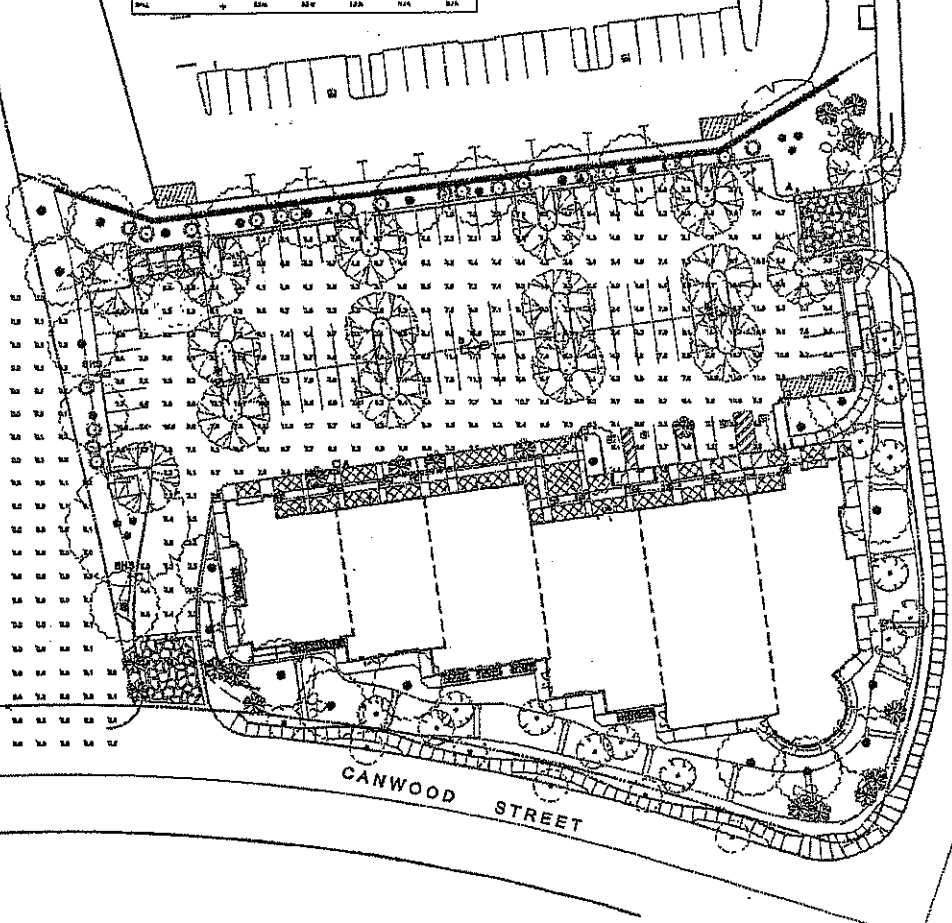
DATE: 10-28-08
SCALE: 3/4\"/>

A5.2

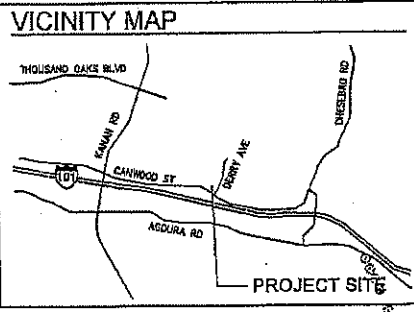
THIS DRAWING AND ITS CONTENTS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB ARCHITECTS AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WARE MALCOMB ARCHITECTS. THIS DRAWING SHALL BE SUBJECT TO THE TERMS OF THE CONSULTING AGREEMENT SIGNED BY YOU AND WARE MALCOMB ARCHITECTS.

Level	Level	Area	Manufacturer	Item	Qty	Power	Notes
□	010	1	YALOWE	LED LIGHTS	100	100W	1000000
□	A	1	YALOWE	LED LIGHTS	100	100W	1000000
□	B	1	YALOWE	LED LIGHTS	100	100W	1000000

STATISTICS						
Category	Count	Area	Vol	Power	Notes	Notes
Count	100	10000	10000	10000		
Area	10000	10000	10000	10000		
Vol	10000	10000	10000	10000		



SITE LIGHTING PHOTOMETRIC PLAN
SCALE: 1/8" = 1'-0"



American

Technical drawings and specifications for lighting fixtures, including a table of fixture specifications and a detailed technical drawing of a luminaire.

Model	Power	Beam Angle	Mounting	Notes
Model 1	100W	30°	Recessed	Standard
Model 2	100W	30°	Surface	Standard
Model 3	100W	30°	Surface	Standard
Model 4	100W	30°	Surface	Standard

WARE MALCOMB

Professional Engineer
No. 10000
California State Board of Professional Engineers, Architects and Surveyors

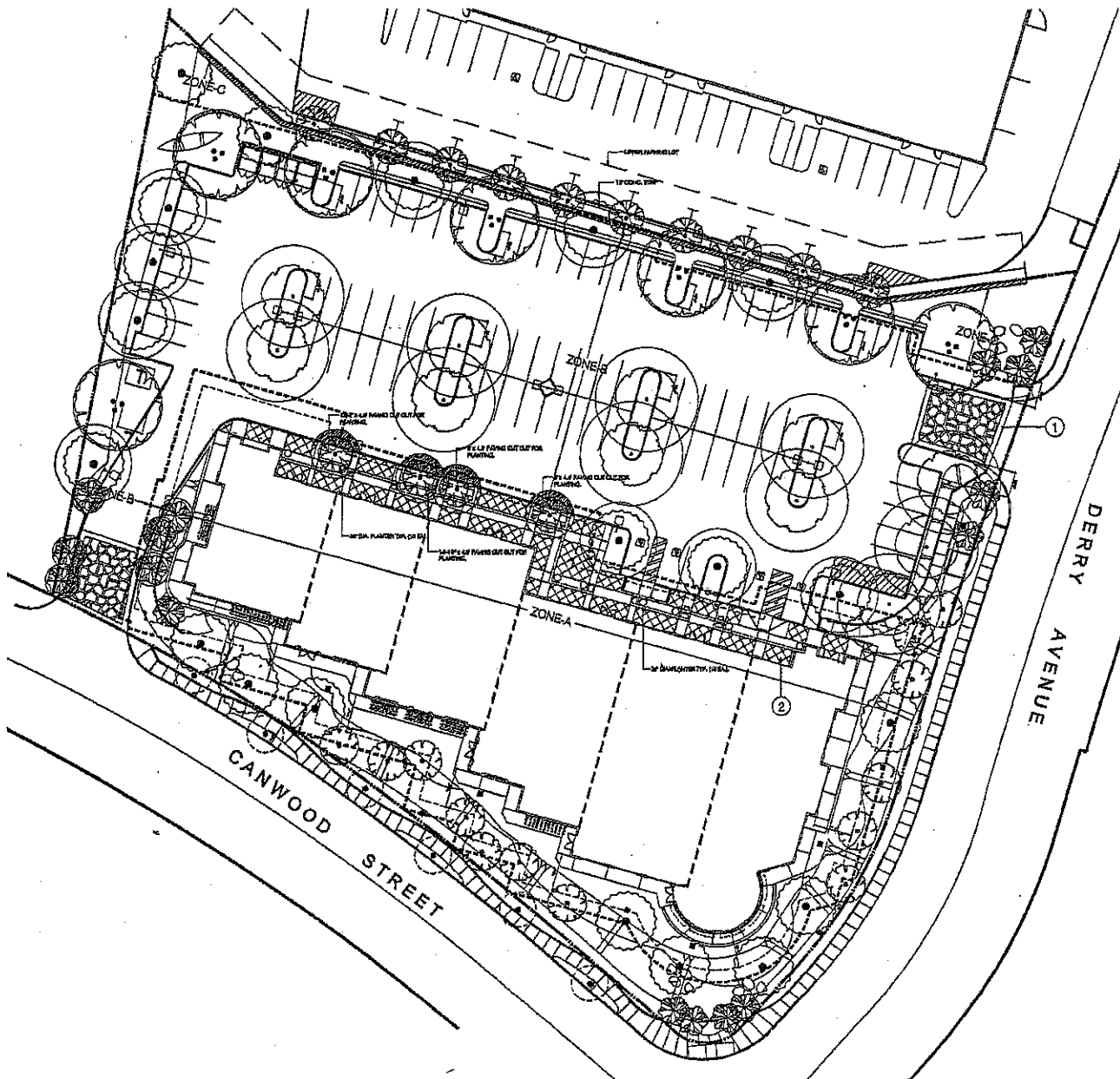
Alliance

Engineering Group, Inc.
Professional Engineer
No. 10000
California State Board of Professional Engineers, Architects and Surveyors

AGOURA BUSINESS CENTER WEST, LLC
AGOURA BUSINESS CENTER WEST
5301 DERRY AVENUE
AGOURA HILLS, CALIFORNIA

SITE LIGHTING PHOTOMETRIC PLAN	
NO.	DATE

SCALE: 1/8" = 1'-0"
DRAWN BY: SA
JOB NO: 03-030-00
SHEET
SP.1



PLANTING LEGEND

TREE	SIZE/QUAL	CANOPY SIZE
QUERCUS AGRIFOLIA LIVE OAK COAST	4" BOX/7 EA.	35' (AT 15 YRS)
PLATANUS X ACERIFOLIA LONDON PLANETREE	24" BOX/21 EA.	30' (AT 15 YRS)
LILYUS PARVIFOLIA CHINESE EVERGREEN ELM	24" BOX/11 EA.	40' (AT 15 YRS)
LAGERSTROMIA INDICA GRAPE MYRTLE	24" BOX/14 EA.	18' (75% OF 24')
CERCIS OCCIDENTALIS WESTERN RED BUD	24" BOX/12 EA.	15' (75% OF 18')

LANDSCAPE TABULATIONS

-TOTAL PARKING LOT AREA	: 34,043 SQ.FT.
-50% OF PARKING AREA TO BE COVERED BY TREE CANOPY REQUIRED	: 17,022 SQ.FT.
-TOTAL TREE CANOPY AREA PROVIDED	: 13,842 SQ.FT.
-% TREE CANOPY COVERAGE PROVIDED	: 81%
-15% OF PARKING AREA TO BE LANDSCAPE	: 5,106 SQ.FT.
-TOTAL LANDSCAPE IN PARKING AREA PROVIDED	: 7,710 SQ.FT.
-% PARKING AREA LANDSCAPED	: 23%

- WATER CONSERVATION NOTES**
- THE FOLLOWING WATER CONSERVATION TECHNIQUES SHALL BE EMPLOYED IN THIS PROJECT.
- WATER CONSERVING PLANTS, AND PLANTS NATIVE TO HOT, DRY SUMMERS, UTILIZED IN 70% OF THE TOTAL PLANT AREA.
 - TOTAL AMOUNT OF IRRIGATION WATER APPLIED TO ALL LANDSCAPE AREAS DOES NOT EXCEED 48 INCHES PER SQUARE FOOT OF LANDSCAPE AREA PER YEAR.
 - TURF LIMITED TO 50% OF THE TOTAL LANDSCAPE AREA. WATER CONSERVING OF TURF UTILIZED.
 - USE OF HYDROZONES WITH PLANTS GROUPED BASED UPON AMOUNT OF WATER NEEDED TO SUSTAIN THEM.
 - MULCH UTILIZED IN THE LANDSCAPE, 2" DEPTH MIN.
 - SOIL AMENDMENTS UTILIZED TO IMPROVE WATER HOLDING CAPACITY OF SOIL.
 - AUTOMATIC IRRIGATION SYSTEM ADJUSTED SEASONALLY AND WITH WATERING HOURS BETWEEN 7:00 P.M. AND 10:00 A.M.
 - IRRIGATION SYSTEM DESIGNED TO WATER DIFFERENT AREAS OF THE LANDSCAPE BASED ON WATERING NEED.
 - IRRIGATION DESIGN SENSITIVE TO SLOPE FACTORS.
 - RECOMMENDATIONS GIVEN FOR ANNUAL IRRIGATION SCHEDULE.

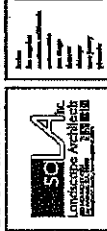


SCALE: 1/16" = 1'-0"

OWNER/DEVELOPER
 AGOURA BUSINESS CENTER WEST, LLC
 5500 DERRY STREET
 AGOURA HILLS, CA 91201
 (916) 483-2822
 APN# - 2018-012-022
 - 2018-012-027



WARE MALCOMB
 ARCHITECTS
 10000 WILSON AVENUE
 SUITE 100
 BELLFLOWER, CA 91706
 (714) 861-1100
 www.waremalcomb.com



DALE POE REAL ESTATE GROUP
AGOURA BUSINESS CENTER WEST
 CENTER WEST
 5500 DERRY STREET
 AGOURA HILLS, CALIFORNIA

SHADING PLAN

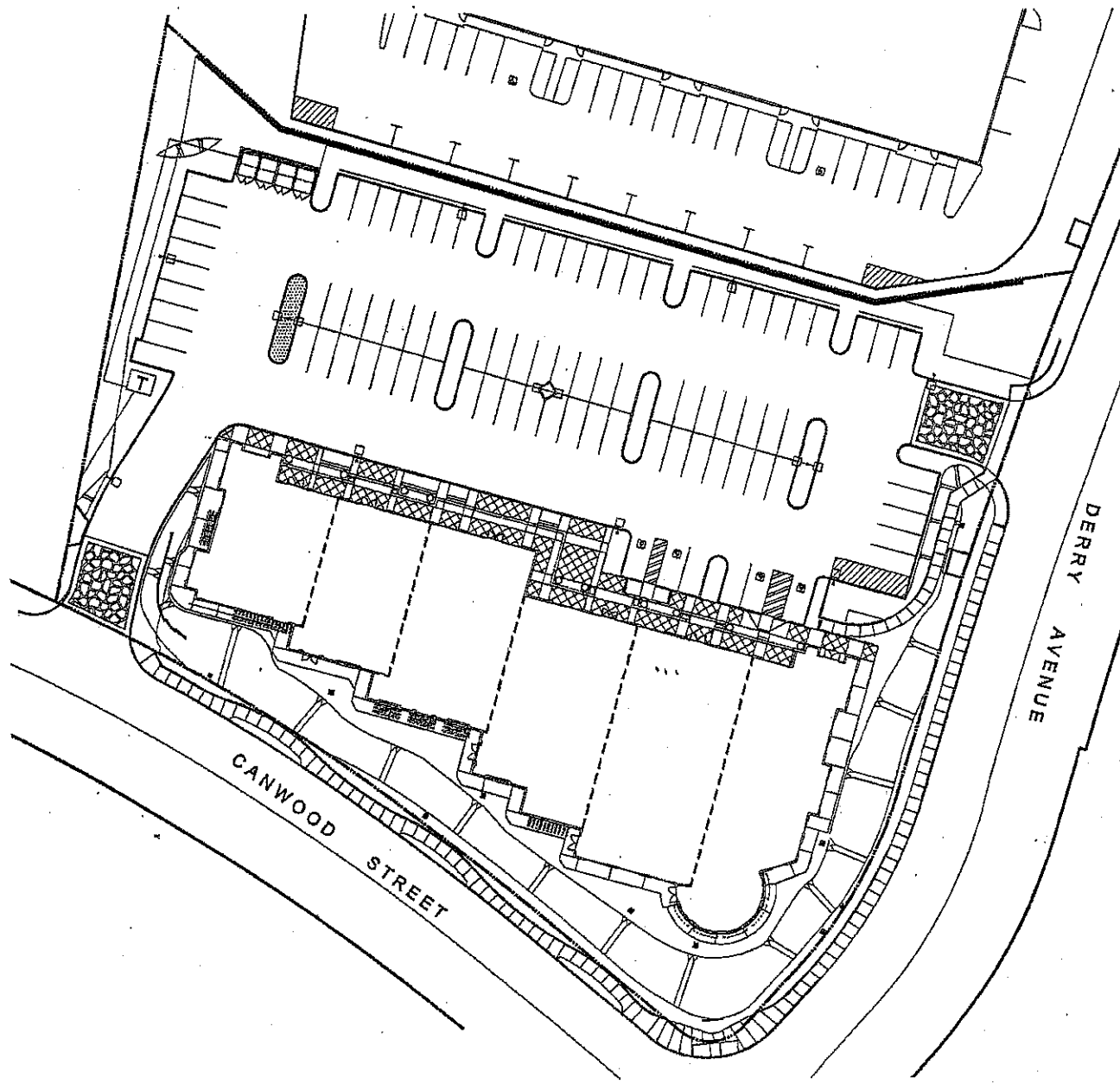
NO.	DATE	DESCRIPTION
1	08/15/2018	ISSUED FOR PERMIT
2	08/15/2018	ISSUED FOR PERMIT
3	08/15/2018	ISSUED FOR PERMIT
4	08/15/2018	ISSUED FOR PERMIT
5	08/15/2018	ISSUED FOR PERMIT
6	08/15/2018	ISSUED FOR PERMIT
7	08/15/2018	ISSUED FOR PERMIT
8	08/15/2018	ISSUED FOR PERMIT
9	08/15/2018	ISSUED FOR PERMIT
10	08/15/2018	ISSUED FOR PERMIT

DATE: 08/15/2018
 SHEET NO.: 02
 TOTAL SHEETS: 02
 PROJECT NO.: 2018-012-022
 SHEET TITLE: SHADING PLAN
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 JOB NO.: 2018-012-022

LP-2

THIS PLAN AND SPECIFICATIONS ARE THE PROPERTY OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK WITHOUT THE WRITTEN PERMISSION OF WARE MALCOMB. THE PROJECTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THEM BY THE CLIENT. THE PROJECTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THEM BY THE CLIENT. THE PROJECTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THEM BY THE CLIENT.

© WARE MALCOMB 2014



LANDSCAPE TABULATIONS

-TOTAL PARKING LOT AREA	: 44,587 SQ.FT.
-15% OF PARKING AREA TO BE LANDSCAPE	: 6,688 SQ.FT.
-TOTAL LANDSCAPE IN PARKING AREA PROVIDED	: 7,710 SQ.FT.
-% PARKING AREA LANDSCAPED	: 22%

SCALE: 1/16" = 1'-0"

DESIGN DEVELOPER
 AGOURA BUSINESS CENTER WEST, LLC
 5001 DERRY STREET
 AGOURA HILLS, CA 92615
 APN: 2018-012-222
 2018-012-222



WARE MALCOMB
 ARCHITECTS
 10000 WARE MALCOMB DRIVE
 AGOURA HILLS, CA 92615
 (949) 277-1000
 www.waremalcomb.com

SCS
 SITE CONSULTANTS
 10000 WARE MALCOMB DRIVE
 AGOURA HILLS, CA 92615
 (949) 277-1000
 www.scsconsultants.com

DALE POE REAL ESTATE GROUP
AGOURA BUSINESS CENTER WEST
 CENTER WEST
 5001 DERRY STREET
 AGOURA HILLS, CALIFORNIA

PARKING AREA LANDSCAPE CALCULATION PLAN

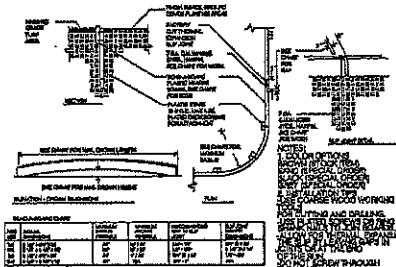
NO.	DESCRIPTION	AREA (SQ. FT.)	TOTAL
1	TOTAL PARKING LOT AREA	44,587	44,587
2	15% OF PARKING LOT AREA TO BE LANDSCAPED	6,688	6,688
3	TOTAL LANDSCAPE IN PARKING AREA PROVIDED	7,710	7,710
4	% PARKING AREA LANDSCAPED	22%	22%

DATE: 01/15/14
 DRAWN BY: [Name]
 APP'D BY: [Name]

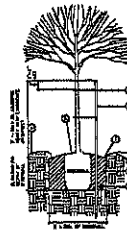
LP-3

LANDSCAPE PLANTING NOTES

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND SERVICES FOR THE COMPLETE INSTALLATION AS DESCRIBED BY THE LANDSCAPE DRAWINGS.
2. ANY DEVIATION FROM THE PLAN IS TO HAVE PRIOR WRITTEN APPROVAL BY THE OWNER OR HIS REPRESENTATIVE.
3. THE LANDSCAPE CONTRACTOR IS TO REMOVE ALL WEEDS AND OR GRASSES (INCLUDING THE ROOTS) EXISTING IN THE PROPOSED GROUND COVER AREA.
4. THE PROPOSED GROUND COVER AREA SHALL RECEIVE THE PRE-EMERGENT HERBICIDE SURFLAN 75W PER MANUFACTURERS INSTRUCTIONS. APPLICATION OF THIS HERBICIDE SHALL BE DONE BY PERSONNEL LICENSED TO HANDLE AGRICULTURAL CHEMICALS.
5. ROUGH GRADING OTHER THAN THAT NOTED ON THE LANDSCAPE FINISH GRADING IS THE RESPONSIBILITY OF THE LANDSCAPE DRAWINGS IS BY THE GENERAL CONTRACTOR FINISH GRADING WILL CONSIST OF RAKING ALL AREAS TO A SMOOTH GRADE, LOOSENING TO THE SOIL TO A DEPTH OF 6" AND REMOVING ALL ROCKS OR GLOBS OF 2" DIAMETER IS INCLUDED. FINISH GRADE IS TO BE 2" BELOW TOP OF ADJACENT CURBS AND SIDEWALKS.
6. ALL LANDSCAPE AREAS ARE TO RECEIVE AN EVEN APPLICATION OF 6 CUBIC YARDS OF NITROGEN MINERALIZED STABILIZED WOOD SAWDUST, 30 POUNDS OF 8N-20P-20K FERTILIZER, 10 LB. OF SOIL SULFUR FOR EACH 1,000 SQUARE FEET. THE ABOVE AMENDMENTS ARE TO BE INCORPORATED UNIFORMLY INTO THE TOP 6" OF SOIL.
7. ALL ROCK OR UNBROKEN SOIL GLOBS OVER 1" IN DIAMETER BROUGHT TO THE SURFACE ARE TO BE REMOVED FROM THE SITE.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE HORTICULTURAL SOILS FERTILITY REPORT PRIOR TO SOIL PREPARATION AND PLANT INSTALLATION. SOIL CONDITIONING AMENDMENTS AND PLANTING BACKFILL MIXES SHALL BE IN ACCORDANCE TO SOIL AND PLANT LAB RECOMMENDATIONS, SOIL AND PLANT LAB: (714)-282-5777, 1594 N. MAIN STREET, ORANGE, CA 92667
9. GROUNDCOVERS ARE TO BE PLANTED SO THAT AFTER SETTLING, THE CROWN OF THE PLANT IS EVEN WITH FINISH GRADE, ROOTS FULLY COVERED WITH SOIL AND FIRMED.
10. WATERING OF PLANTS IS TO TAKE PLACE IMMEDIATELY AFTER PLANTING.
11. MULCH ALL SHRUB AND GROUNDCOVER AREAS WITH A 1" LAYER OF 1/2" TO 3/4" REDWOOD BARK.
12. AT THE COMPLETION OF ALL PLANTING OPERATIONS, THE PREMISES ARE TO BE LEFT NEAT AND CLEAN. ALL SURPLUS MATERIALS, NURSERY TAGS AND WASTE ARE ARE TO BE REMOVED FROM THE SITE.
13. THE LANDSCAPE CONTRACTOR IS TO MAINTAIN ALL LANDSCAPE AREAS FOR A PERIOD OF THIRTY CALENDAR DAYS FROM THE DATE OF COMPLETION, ESTABLISHED BY THE OWNER OR HIS REPRESENTATIVE. ALL AREAS ARE TO BE KEPT WELL WATERED, FREE OF GRASSES AND TRASH DURING THIS MAINTENANCE PERIOD.
14. AN APPLICATION OF FERTILIZER (18% NITROGEN, 6% PHOSPHORIC, 8% POTASH) IS TO BE MADE JUST PRIOR TO THE COMPLETION OF THE MAINTENANCE PERIOD, OR AT 30 DAYS INTERVALS IF MAINTENANCE PERIOD IS GREATER THAN 30 DAYS.
15. ALL TREES, SHRUBS AND PLANT MATERIAL (OTHER THAN PLATTED MATERIAL) LESS THAN 16 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 1 MONTH; 16 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 90 DAYS. ALL MATERIAL LARGER THAN 16 GALLON SIZE SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR.

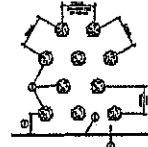


4 PLASTIC EDGING
SCALE: 1/4" = 1'-0"



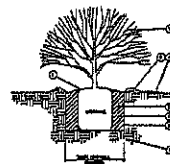
- LEGEND**
1. SET CROWN TO THE SPECIFICATIONS. ATTACH WITH ROOTING NAILS (1/4" X 1/2").
 2. FILL WITH MULCH TO THE SPECIFICATIONS. WATER REGULARLY. MULCH DEPTH AFTER WATERING BY NOISE REACTIVE BURN IN WINDY AREAS AND AS SPECIFIED BY LANDSCAPE ARCHITECT.
 3. FINISHED GRADE.
 4. AMENDED BACKFILL, SEE SPECIFICATIONS FOR SOIL AND MULCH.
 5. 1/2" DEEP WATERING BAND, SEE SPECIFICATIONS.
 6. NOT TO SCALE.
 7. SET TOP OF FOOTBALL W/ ABOVE SPECIFICATIONS GRADE AND SLOPE FOR DRAINAGE.
- NOTE:** 1. HOUSTON TURF IS CLEAR FROM THE TRUNK.
2. 1/2" DEEP WATERING BAND SHALL BE NO. 100 PAGES.

1 TREE PLANTING
SCALE: 1/4" = 1'-0"



- LEGEND**
1. SPACING PLANT MATERIAL SPACING AS INDICATED IN THE PLANTING GENERAL.
 2. 1/2" DEEP CENTER SPACING.
 3. FINISH GRADE, BUILDING OR HEADER - SHOWING PLANTING APPEARANCE.
 4. PROVIDE A MINIMUM OF 2" DEPTH MULCH LAYER IN ALL LANDSCAPE AREAS.

2 SHRUB & GROUNDCOVER SPACING
SCALE: 1/4" = 1'-0"



- LEGEND**
1. SHRUB - CENTER IN PIT.
 2. DEEP WATERING BAND, SEE SPECIFICATIONS.
 3. FINISH GRADE.
 4. AMENDED BACKFILL, SEE SPECIFICATIONS.
 5. PLANTING MATERIAL PLACE IN PIT AS UP FROM PIT BOTTOM. SEE SPECIFICATIONS.
 6. SCARPY SIDES AND BOTTOM OF PLANTING PIT.
 7. UNDISTURBED NATIVE SOIL.
 8. AFTER TOP OF FOOTBALL W/ ABOVE SPECIFICATIONS GRADE AND SLOPE FOR DRAINAGE.

3 SHRUB PLANTING
SCALE: 1/4" = 1'-0"

WARE MALCOMB
LANDSCAPE ARCHITECTS
1500 S. MAIN STREET, SUITE 100
ORANGE, CA 92667
(714) 282-5777
www.waremalcomb.com

SC
LANDSCAPE ARCHITECTS
1500 S. MAIN STREET, SUITE 100
ORANGE, CA 92667
(714) 282-5777
www.sc-landscapes.com

DALE POE REAL ESTATE GROUP
AGOURA BUSINESS CENTER WEST
5301 DENTON STREET
AGOURA HILLS, CALIFORNIA

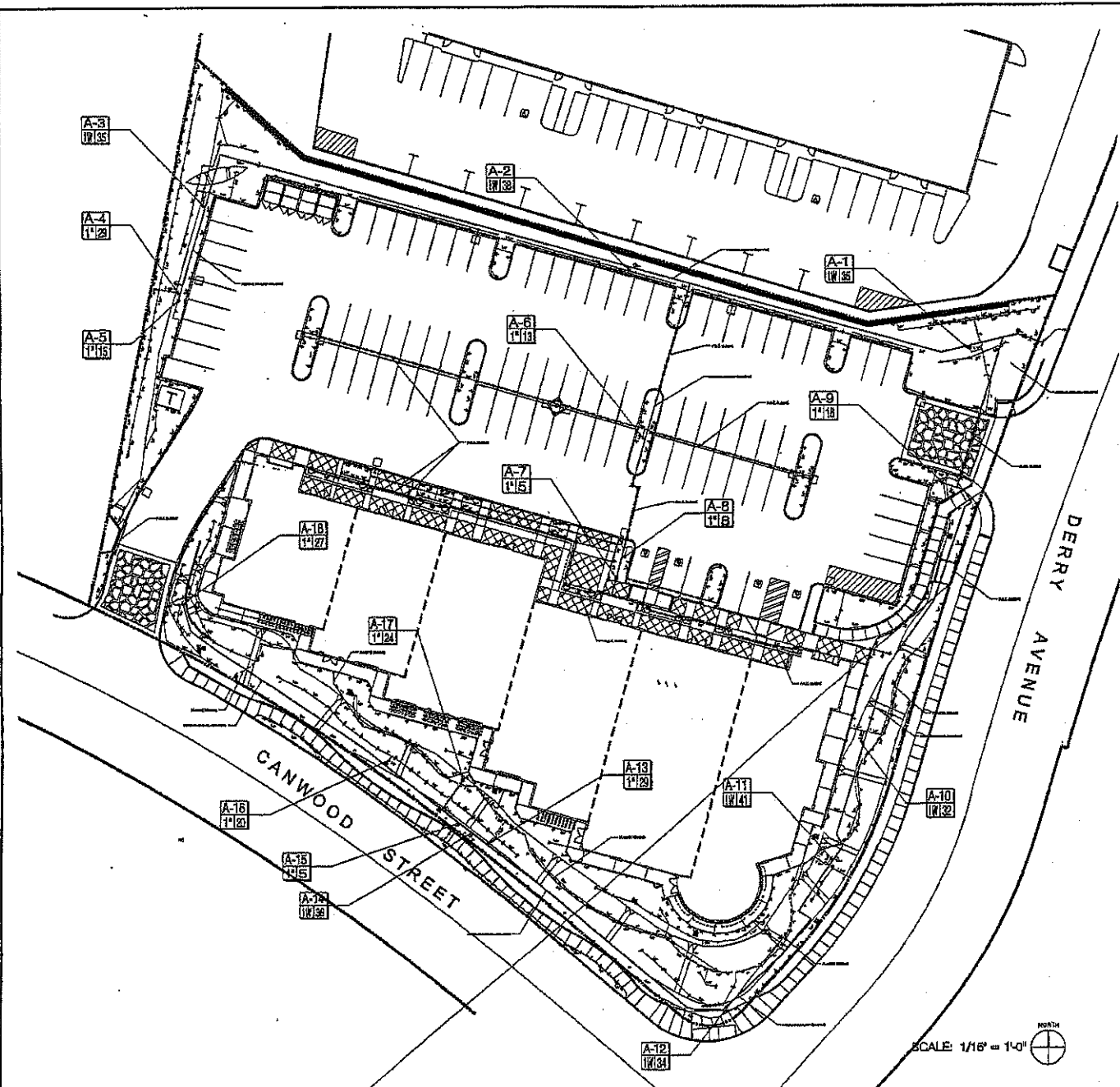
PLANTING DETAILS

NO.	DESCRIPTION	DATE
1	PLANTING DETAILS	
2		
3		
4		
5		
6		
7		
8		
9		
10		

LP-4

OWNER: DALE POE
AGOURA BUSINESS CENTER WEST, LLC
5301 DENTON STREET, SUITE 100
AGOURA HILLS, CA 92615
(916) 282-5777
APR 11 - 2018 - 012 - 025





SCALE: 1/8" = 1'-0" NORTH

IRRIGATION LEGEND

NO.	SYMBOL	DESCRIPTION	DATE	BY	CHKD.	APP.
1	[Symbol]	As Shown	09/23/2010	JMM		
2	[Symbol]	As Shown	09/23/2010	JMM		
3	[Symbol]	As Shown	09/23/2010	JMM		
4	[Symbol]	As Shown	09/23/2010	JMM		
5	[Symbol]	As Shown	09/23/2010	JMM		
6	[Symbol]	As Shown	09/23/2010	JMM		
7	[Symbol]	As Shown	09/23/2010	JMM		
8	[Symbol]	As Shown	09/23/2010	JMM		
9	[Symbol]	As Shown	09/23/2010	JMM		
10	[Symbol]	As Shown	09/23/2010	JMM		
11	[Symbol]	As Shown	09/23/2010	JMM		
12	[Symbol]	As Shown	09/23/2010	JMM		
13	[Symbol]	As Shown	09/23/2010	JMM		
14	[Symbol]	As Shown	09/23/2010	JMM		
15	[Symbol]	As Shown	09/23/2010	JMM		
16	[Symbol]	As Shown	09/23/2010	JMM		
17	[Symbol]	As Shown	09/23/2010	JMM		
18	[Symbol]	As Shown	09/23/2010	JMM		
19	[Symbol]	As Shown	09/23/2010	JMM		

CONSTRUCTION NOTES

- WATER METER AND SERVICE LINE SHALL BE LOCATED IN FRONT OF THE BUILDING.
- CONTRACTOR SHALL COORDINATE WITH THE UTILITIES COMPANY TO LOCATE ALL EXISTING UTILITIES. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE ANY EXCAVATION.
- CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING DRIVEWAYS AND PARKING AREAS.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING SIDEWALKS AND STAIRWAYS.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING CURBS AND DRIVEWAYS.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING DRIVEWAYS AND PARKING AREAS.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING SIDEWALKS AND STAIRWAYS.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING CURBS AND DRIVEWAYS.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING DRIVEWAYS AND PARKING AREAS.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING SIDEWALKS AND STAIRWAYS.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING CURBS AND DRIVEWAYS.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING DRIVEWAYS AND PARKING AREAS.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING SIDEWALKS AND STAIRWAYS.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING CURBS AND DRIVEWAYS.

REMARKS

- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE ANY EXCAVATION.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING DRIVEWAYS AND PARKING AREAS.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING SIDEWALKS AND STAIRWAYS.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING CURBS AND DRIVEWAYS.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING DRIVEWAYS AND PARKING AREAS.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING SIDEWALKS AND STAIRWAYS.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING CURBS AND DRIVEWAYS.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING DRIVEWAYS AND PARKING AREAS.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING SIDEWALKS AND STAIRWAYS.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING CURBS AND DRIVEWAYS.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING DRIVEWAYS AND PARKING AREAS.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING SIDEWALKS AND STAIRWAYS.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING CURBS AND DRIVEWAYS.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING DRIVEWAYS AND PARKING AREAS.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING SIDEWALKS AND STAIRWAYS.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING CURBS AND DRIVEWAYS.

IRRIGATION PLAN

NO.	DESCRIPTION	DATE	BY	CHKD.	APP.
1	[Symbol]	09/23/2010	JMM		
2	[Symbol]	09/23/2010	JMM		
3	[Symbol]	09/23/2010	JMM		
4	[Symbol]	09/23/2010	JMM		
5	[Symbol]	09/23/2010	JMM		
6	[Symbol]	09/23/2010	JMM		
7	[Symbol]	09/23/2010	JMM		
8	[Symbol]	09/23/2010	JMM		
9	[Symbol]	09/23/2010	JMM		
10	[Symbol]	09/23/2010	JMM		
11	[Symbol]	09/23/2010	JMM		
12	[Symbol]	09/23/2010	JMM		
13	[Symbol]	09/23/2010	JMM		
14	[Symbol]	09/23/2010	JMM		
15	[Symbol]	09/23/2010	JMM		
16	[Symbol]	09/23/2010	JMM		
17	[Symbol]	09/23/2010	JMM		
18	[Symbol]	09/23/2010	JMM		
19	[Symbol]	09/23/2010	JMM		

DALE POE REAL ESTATE GROUP
AGOURA BUSINESS CENTER WEST
5301 DERRY STREET
AGOURA HILLS, CALIFORNIA



WARE MALCOMB
ARCHITECTS
1820 S. GARDEN AVENUE
AGOURA HILLS, CALIFORNIA 91201
Tel: (913) 445-9337
Fax: (913) 445-9338
www.waremalcomb.com

SCS
Landscape Architecture
1111 N. GARDEN AVENUE
AGOURA HILLS, CALIFORNIA 91201
Tel: (913) 445-9337
Fax: (913) 445-9338
www.scsca.com

DALE POE REAL ESTATE GROUP
AGOURA BUSINESS CENTER WEST
5301 DERRY STREET
AGOURA HILLS, CALIFORNIA

IRRIGATION PLAN

DATE	09/23/2010
PROJECT	AGOURA BUSINESS CENTER WEST
SHEET NO.	11
TOTAL SHEETS	11
SCALE	1/8" = 1'-0"
DESIGNED BY	JMM
CHECKED BY	JMM
APP. BY	JMM
DATE	09/23/2010

IRRIGATION NOTES

1. ALL IRRIGATION WORK SHALL BE QUANTIFIED BY THE CONTRACTOR TO MATCH AND WORKSHOWN BY EACH PORTION OF ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF THE WORK.

2. THE NUMBER OF SHOWERS/SPRINKLERS ALL TYPES VALVES, SCHEDULES, ETC. SHOWN MUST BE MAINTAINED AS FOR DESIGN CLARIFICATION ONLY AND SHALL BE MAINTAINED AS SHOWN UNLESS OTHERWISE NOTED AS TO CONTRACTOR'S RESPONSIBILITY TO REDESIGN OR CHANGE ALL IRRIGATION TO A MINIMUM OF 2" FROM THE EDGE OF CURBS, WALLS, ANGLES, CURBS, HYDROCARBON AREAS.

3. THE CONTRACTOR SHALL PLUMB AND HANG ALL SCHEDULES FOR OPTIMAL PERFORMANCE. THIS SHALL INCLUDE TIGHTENING THE LOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM AND INSTALLATION OF PRESSURE COMPENSATING DEVICES WHERE REQUIRED.

4. THE IRRIGATION CONTRACTOR SHALL COORDINATE IRRIGATION WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR LOCATION OF PIPES, SCHEDULES, WALLS, LUNCH FRANKS, STRUCTURES, ETC. ALL PIPES UNDER PAVED AREAS SHALL BE INSTALLED PRIOR TO PAVING.

5. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AS NEARLY AS POSSIBLE TO OBTAIN CONSENT OF WORK TO COORDINATE PROJECT INTERFERENCE AS NECESSARY.

6. THE CONTRACTOR SHALL INSTALL AND OPEN VALVES AS REQUIRED TO PREVENT LOW FLOW DAMAGE. SEE SPECIFICATIONS.

7. THE IRRIGATION SYSTEM IS DESIGNED BASED ON THE OPERATING PRESSURE AND THE MANUFACTURER'S RECOMMENDATIONS ON THE PLANS AS THE POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY PRESSURE AND FLOW RATES PRIOR TO CONNECTION AND REPORT TO THE OWNER'S REPRESENTATIVE ANY DIFFERENCES THAT WOULD REQUIRE CHANGES TO THE SYSTEM DESIGN PRIOR TO CONNECTION.

8. ALL IRRIGATION SYSTEMS IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS.

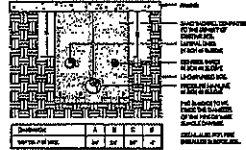
9. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND VERIFYING ACTUAL LOCATION AND REQUIREMENTS FOR ALL IRRIGATION SYSTEMS AND EQUIPMENT TO BE INSTALLED UNDER THE CONTRACT.

10. ALL PIPE AND FITTINGS SHALL BE THE SAME MATERIAL, SIZE, RATING, WEIGHT, AND BEARINGS AS THE ORIGINAL MANUFACTURER'S AND BE INSTALLED ON THE NON-PRESSURE END AND SIDE OF THE RELEVANT DEVICE UNLESS OTHERWISE NOTED.

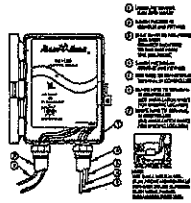
11. ALL WALLS SHALL BE REPAIRED AND FINISHED AS NEARLY AS POSSIBLE.

12. CONTRACTOR TO LOCATE HOLES, WASHERS AND CONNECT TO THE EXISTING PIPING SYSTEM.

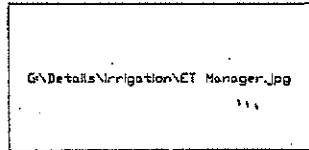
13. IRRIGATION SYSTEMS ARE TO BE INSTALLED AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE DETAILS AND REQUIREMENTS OF THE MANUFACTURER'S MANUAL AND OTHER APPLICABLE AND AVAILABLE AS OF THE DATE OF THESE PLANS.



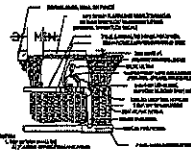
1. VALVE INSTALLATION



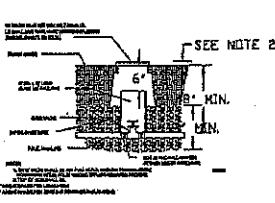
2. WEATHER-SMART IRRIGATION SYSTEM



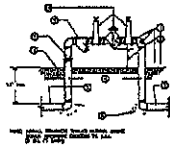
3. HOST/SLAVE SENSOR M8-100



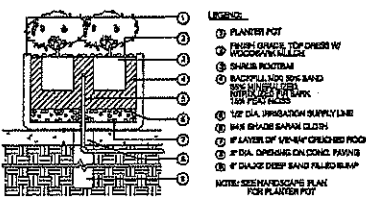
4. REMOTE CONTROL VALVE



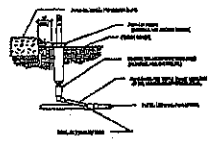
5. GATE VALVE



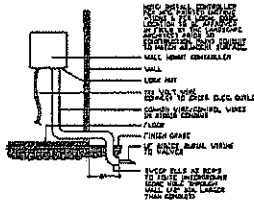
6. BACKFLOW DEVICE



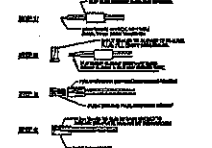
7. PLANTER POT



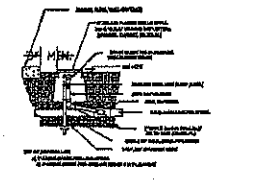
8. WALL MOUNT HEAD



9. WALL MOUNT CONTROLLER



10. PIPE CONNECTION



11. DRIP CONTROLLER VALVE

WARE MALCOMB
ARCHITECTS
LANDSCAPE ARCHITECTS
5301 DERRY STREET
AGOURA HILLS, CALIFORNIA 91206
TEL: 909-254-6122
FAX: 909-254-6123

SC
LANDSCAPE ARCHITECTS
5301 DERRY STREET
AGOURA HILLS, CALIFORNIA 91206
TEL: 909-254-6122
FAX: 909-254-6123

DALE POE REAL ESTATE GROUP
AGOURA BUSINESS CENTER WEST
5301 DERRY STREET
AGOURA HILLS, CALIFORNIA 91206
TEL: 909-254-6122
FAX: 909-254-6123

IRRIGATION DETAILS

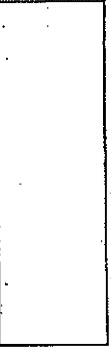
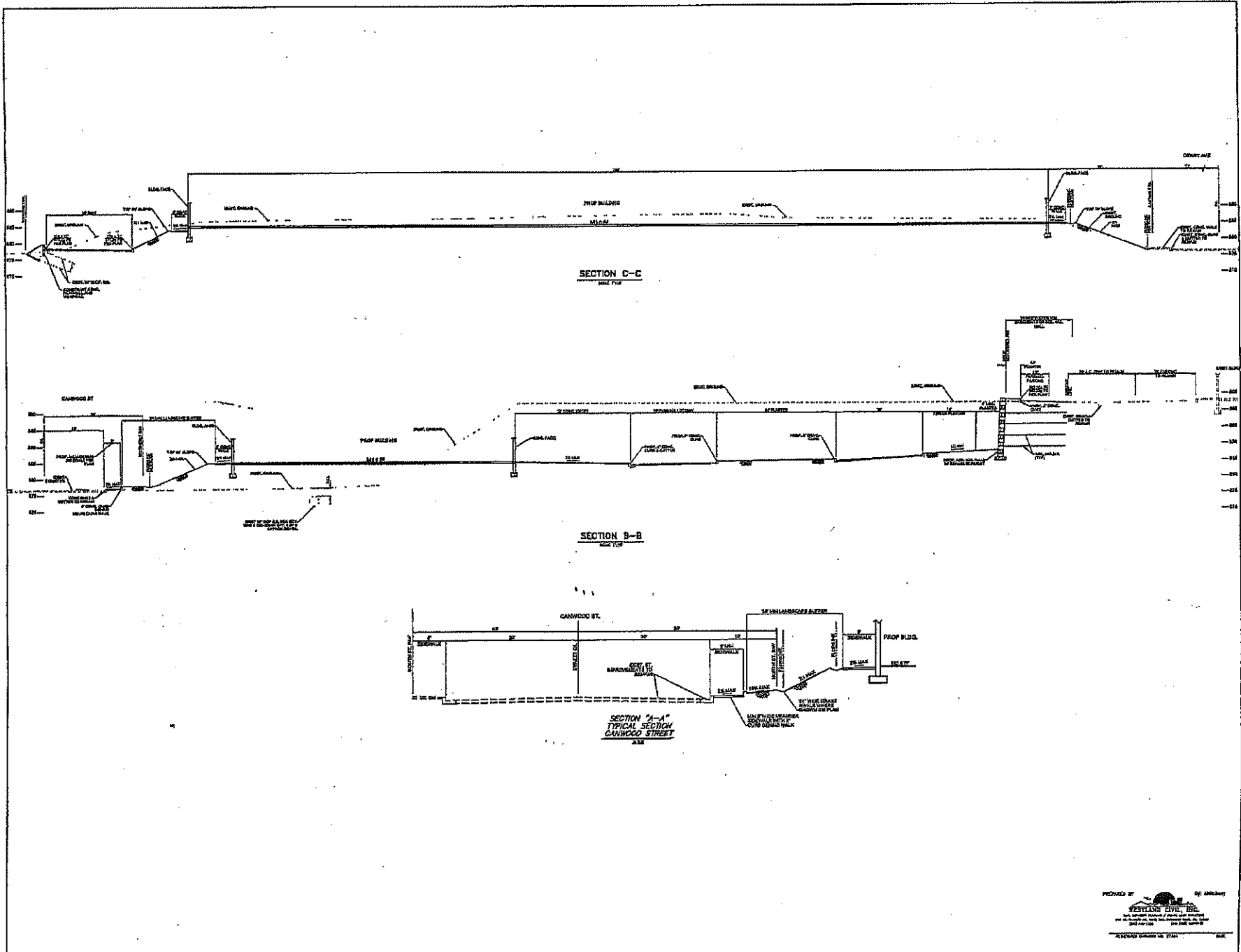
DATE:	
PROJECT:	
CLIENT:	
DESIGNER:	
CHECKED:	
DATE:	
SCALE:	
JOB NO.:	03-430-01

DESIGNER/ENGINEER
DALE POE REAL ESTATE GROUP
5301 DERRY STREET, SUITE 100
AGOURA HILLS, CALIFORNIA 91206
TEL: 909-254-6122
FAX: 909-254-6123

SCALE: 1" = 1'-0"

DATE: 03-430-01

PROJECT: LI-2



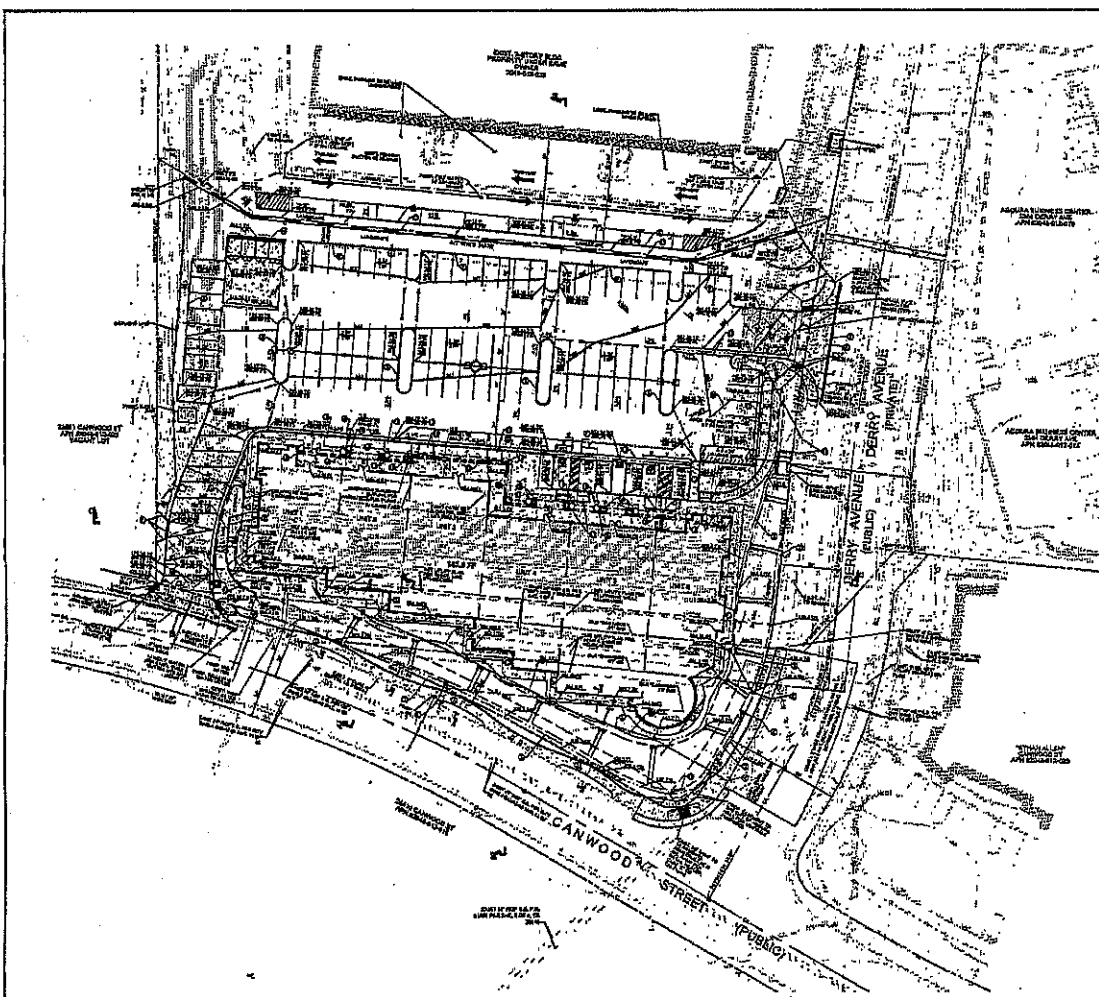
AGOURA BUSINESS CENTER WEST, LLC
AGOURA BUSINESS CENTER WEST
 5301 DERRY AVENUE
 AGOURA HILLS, CALIFORNIA

NO.	REVISION

DATE	
DRAWN BY	
CHECKED BY	
DATE	



DESIGNED BY: [Logo] ARCHITECT
 WESTLAND CIVIL, INC.
 12000 WEST 12TH AVENUE, SUITE 100
 WESTLAND, CALIFORNIA 91387
 (626) 262-1111
 WWW.WESTLANDCIVIL.COM



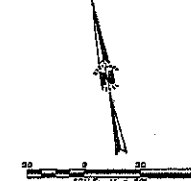
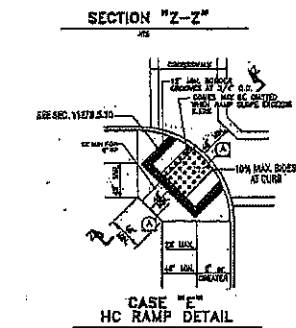
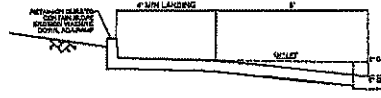
- LEGEND:**
- EXIST. WATER LINE
 - EXIST. SEWER LINE
 - EXIST. ELECT. LINE
 - EXIST. TELEPHONE LINE
 - EXIST. GAS LINE
 - EXIST. STORM DRAIN
 - EXIST. RECLAIMED WATER LINE
 - PROP. DRAINAGE LINE
 - PROP. SEWER LINE, MIN 3% SLOPE
 - PROP. WATER LINE & SERVICE
 - PROP. FIRE WATER LINE
 - PROP. DOMESTIC WATER LINE
 - PROP. ELECT. LINE
 - PROP. COMMUNICATION LINE (TELEPHONE, CABLE TV)
 - PROP. RECLAIMED WATER LINE
 - PROPERTY LINE
 - EXIST. ELEVATION
 - CD PROP. SEWER CLEAN OUT
 - SMH PROP. SEWER MANHOLE
 - EMH EXIST. SEWER MANHOLE
 - CL CENTERLINE
 - PROP. PARKING LIGHTS BY OTHERS
 - Decorative CONC. PAVEMENT
 - 1:1 FILL SLOPE MAX

- ABBREVIATIONS:**
- CONC. CONCRETE
 - CB CURB
 - S DRAIN PIPE
 - EG EXISTING GROUND
 - ES EXISTING SURFACE
 - FLM FLOW LINE
 - FG FINISH GRADE
 - FS FINISH SURFACE
 - CB CURB BREAK
 - HT HEIGHT OF RETAINING
 - HP HIGH POINT
 - INV INVERT
 - UP CONC. OUTER UP
 - LP LOW POINT
 - PLA PROPERTY LINE
 - PP POWER POLE
 - FWF FUTURE WAY
 - R/W RIGHT OF WAY
 - TO TOP OF CURB

- CONSTRUCTION NOTES:**
1. SAWCUT AND REMOVE EXISTING PAVEMENT SECTION, 4' A.C. OVER A.S. MAT. OR AS RECOMMENDED BY THE SOILS ENGINEER.
 2. CONSTRUCT DEMONSTRATION DRIVEWAY APPROXIMATE PER A.P.U.A. STD. 131-1 TYPE C.I.P. TYPED P.C.C. AND TOPED WITH 8" PAVEMENT, 10'-0" WIDE.
 3. GRADE 2" WIDE DRAIN LINE @ DEEP END.
 4. CONSTRUCT PARKWAY DRAIN PER A.P.U.A. STD. PLAN 160-2, CASE (LEVEL).
 5. CONSTRUCT 2" WIDE SIDEWALK WITH 4" ELONG. CURB BEHIND SIDEWALK AND TYPED EDGES PER CITY STANDARDS.
 6. CONSTRUCT CONC. HEADWALL AND VERTICAL FOR OUTFALL STD. D.S.R. 1" WIDE DIA. 8" P.C.C. REDUCE EXIST. CONC. HEADWALL AND VERTICAL, JOIN END OF K.A.A. WITH NEW 3" P.C.P. TO PROP. HEADWALL.
 7. CONSTRUCT 1.5" SIDE SLOPING CATCH-BASIN PER A.P.U.A. STD. CONCRET. RETAINING WALL BY SEPARATE PERMIT, 4' HIGH MAX.
 8. CONCRET. 4" CONC. CURB.
 9. CONCRET. 4" CONC. CURB AND GUTTER.
 10. CONCRET. 3" WIDE CONC. OUTER.
 11. CONCRET. 4" WIDE, 4" THICK CONC. SIDEWALK, REDUCED TO 4" WIDE ENDING BELTWAY.
 12. CONCRET. H.C. RAMP PER STATE TITLE 24 A.D.A. STD.
 13. FLOOR TYPED ENCLOSURE PER ARCHITECTURAL PLAN.
 14. CONCRET. SOIL RETAINING WALL BY SEPARATE PERMIT.
 15. REMOVE EXIST. 2" P.C.P. 1.5" SEE UTILITIES PLAN.
 16. CONCRET. 2" WIDE 4" THICK CONC. SIDEWALK.
 17. PROP. TREE WALL, VINE POTENTIAL SEE LANDSCAPE PLAN.
 18. MINIMIZE EROSION PER ARCHITECTURAL PLAN.
 19. INSTALL 12" P.C.P. STORM DRAIN PIPE.
 20. CONSTRUCT ON A.P.U.A. TO SOFT OF.
 21. CONCRET. 2" A.C. PAVEMENT ON A.S. BASE PER SOILS ENGINEER.

- NOTE:**
1. SEE UTILITY RELOCATION PLAN FOR AN ALIGNMENT OF CONDUITS AND UTILITIES - CONDUITS WILL BE ORIENTED.
 2. NO QUANTITIES ON CONSTRUCTION LOGS.

- NOTES:**
- PROP. PARKING LIGHTS BY OTHERS
 - ▲



UNDERGROUND SERVICE ALERT
 CALL TOLL FREE
 1-800-222-3469
 TWO WORKING DAYS BEFORE YOU DIG

REV	SYMBOL	DESCRIPTION OF CHANGE	DATE	DATE

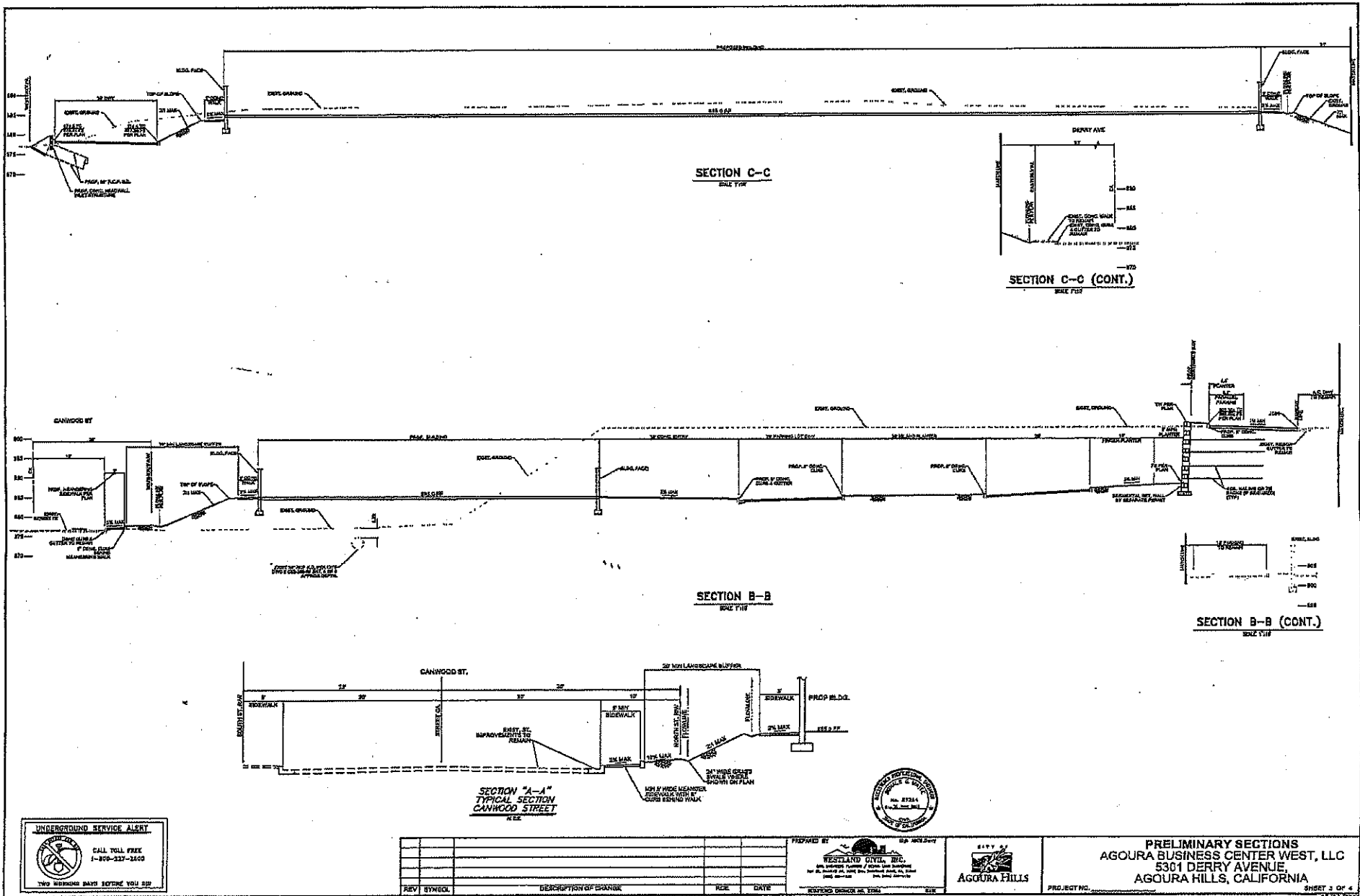
DESIGNED BY: **WESTLAND CIVIL, INC.**
 10000 S. GARDEN AVENUE, SUITE 100, GARDEN CITY, CA 92345
 (951) 646-1111
 www.westlandcivil.com

PREPARED BY: **AGOURA HILLS**

PRELIMINARY GRADING / DRAINAGE PLAN
AGOURA BUSINESS CENTER WEST, LLC
 5301 DERRY AVENUE,
 AGOURA HILLS, CALIFORNIA

PROJECT NO. _____ SHEET 2 OF 4
 03/27/2008

Y:\2008\03\27\08\0327\08\0327_Prelim_Grad_Drain_Plan.dwg 3/27/2008 4:02:02 PM



WESTLAND GENERAL NOTES

- WESTLAND ENGINEERING, INC. HAS NOT BEEN RETAINED OR COMPENSATED, AND ASSUMES NO RESPONSIBILITY TO PROVIDE DESIGN CONSTRUCTION-ARMOR REVISIONS RELATED TO THE CONTRACTOR'S SAFETY PRECAUTIONS, OR TO AVOID, REDUCE, OR ELIMINATE, OR TO OBTAIN THE PROCEDURES REQUIRED FOR THE CONTRACTOR TO PERFORM HIS WORK.
- THE LOCATION OF, AND EXISTENCE OR NON-EXISTENCE OF, UNDERGROUND UTILITIES HAS BEEN OBTAINED TO THE BEST OF THE ENGINEER'S ABILITY. UTILITY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION OF ANY EXISTING UTILITIES. THE CONTRACTOR SHALL ASSUME THE RESPONSIBILITY FOR ANY DAMAGE DONE TO EXISTING UTILITIES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT" TOLL FREE AT 1-800-285-2800, TWO DAYS PRIOR TO THE START OF CONSTRUCTION FOR UTILITY LOCATIONS.
- THIS DRAWING, INCLUDING THE DESIGN INCORPORATED HEREIN, IS AN INSTRUMENT OF PROFESSIONAL SERVICE PREPARED FOR USE IN CONSTRUCTION WITH THE PROJECT DESCRIBED HEREIN UNDER THE CONDITIONS STATED IN THE SPECIFICATIONS, SUCH AS ANY LIES, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF WESTLAND ENGINEERING, INC. SHALL BE AT THE USER'S SOLE RISK.
- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR ON-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THE RECOMMENDATION SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, INCLUDING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
- THE CONTRACTOR TO PROVIDE ADEQUATE DUST CONTROL ACCORDING TO THE LATEST EDITION OF THE STANDING SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

- UTILITY NOTES:**
- ALL UTILITIES WITHIN THE CONSTRUCTED AREA TO BE ABANDONED AND OR RELOCATED, AS SHOWN.
 - EXIST. 36" RCP FOW _____ MAY BE LEFT IN PLACE WITH A STRUCTURAL CAP OR RELOCATED AS SHOWN HEREON.
 - THE RELOCATED UTILITIES ARE SCHEMATIC ONLY. SEE RESPECTIVE UTILITY COL PLANS FOR CONSTRUCTION DRAWINGS.

PUBLIC UTILITIES / SERVICES

WATER:	LAS VEGAS MUNICIPAL WATER DISTRICT 3023 LAS VEGAS BLVD CALADANA, CA 91702 (915) 351-5200
ELECTRICAL:	SOUTHERN CALIFORNIA Edison 2514 FOOTBALL DRIVE THOUSAND OAKS, CA 91320 (818) 434-2514
TELEPHONE:	ATTN: KATHYNA BY, NODIRECT 1000 N. HWY. 101 (818) 234-4783
GAS:	SOUTHERN CALIFORNIA GAS CO. 277 COLLEGE RD 500 VALLEY, CA 92683 (949) 523-2461
GENERAL:	CITY OF AGOURA HILLS 501 AGOURA RD AGOURA HILLS, CA (916) 977-7091
CABLE:	TIME WARNER 1015 BOWLA DR VENTURA, CA 91329 (818) 471-4433

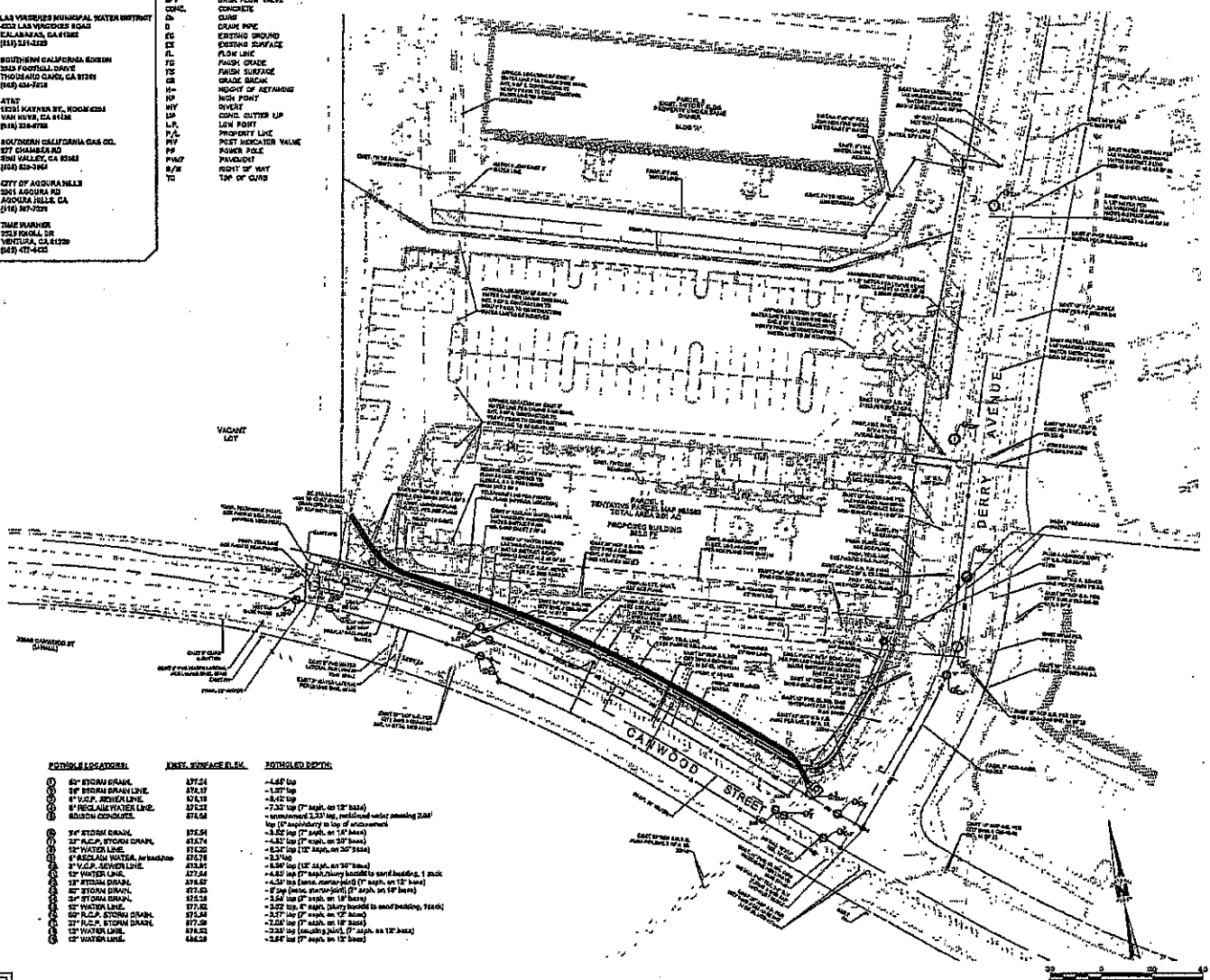
ABBREVIATIONS:

B/V	BACK FLOW VALVE
CONC.	CONCRETE
CL	CLUMP
CP	DRINK PIPE
ED	EXISTING DRAIN
CS	EXISTING SURFACE
FL	FLOW LINE
FS	FINISH GRADE
FS	FINISH SURFACE
GR	GRADE DRAIN
H	HIGHEST OF SETBACK
HP	HIGH POINT
HY	HYDRA
UP	CONC. CUTTER UP
L.P.	LOW POINT
P.C.	PROPERTY LINE
PIV	POST INDICATOR VALVE
PP	POWER POLE
PR	PROVIDENT
R/W	RIGHT OF WAY
TO	TOP OF CURB

LEGEND:

---	EXIST. WATER LINE
---	EXIST. SEWER LINE
---	EXIST. ELECT. LINE
---	EXIST. TELEPHONE LINE
---	EXIST. GAS LINE
---	EXIST. STORM DRAIN
---	EXIST. RECLAIMED WATER LINE
D	PROP. DRAINAGE LINE
S	PROP. SEWER LINE, MIN 1% SLOPE
W	PROP. WATER LINE & SERVICE
FW	PROP. FIRE WATER LINE
DW	PROP. DOMESTIC WATER LINE
E	PROP. ELECT. LINE
T	PROP. COMMUNICATION LINE (TELEPHONE, CABLE TV)
RW	PROP. RECLAIMED WATER LINE
---	PROPERTY LINE
---	EXIST. ELEVATION
C.O.	PROP. SEWER CLEAN OUT
SMH	PROP. SEWER MANHOLE
SMH	EXIST. SEWER MANHOLE
CL	CENTERLINE
○	PROP. FOTHOLOCATION

FOOTING LOCATIONS:	EXIST. SURFACE ELEV.	FOOTING DEPTH
1) 30" STORM DRAIN	375.24	-1.45' to
2) 30" STORM DRAIN LINE	374.17	-1.27' to
3) 18" V.C.P. SEWER LINE	374.91	-3.42' to
4) 18" RECLAIM WATER LINE	375.21	-7.30' to (7" depth, on 12" base)
5) 8" RIGID CONDUIT	374.64	-1.00' to (12" depth, on 12" base)
6) 12" STORM DRAIN	375.54	-3.22' to (7" depth, on 12" base)
7) 12" P.C.P. STORM DRAIN	375.74	-4.23' to (7" depth, on 12" base)
8) 12" WATER LINE	374.20	-6.24' to (12" depth, on 30" base)
9) 12" RECLAIM WATER, no backflow	374.78	-2.33' to
10) 12" V.C.P. SEWER LINE	374.87	-4.84' to (12" depth, on 12" base)
11) 12" WATER LINE	372.24	-4.83' to (12" depth, on 12" base)
12) STORM DRAIN	374.58	-1.54' to (7" depth, on 12" base)
13) 30" STORM DRAIN	373.43	-7.24' to (12" depth, on 12" base)
14) 30" STORM DRAIN	374.58	-1.54' to (7" depth, on 12" base)
15) 12" WATER LINE	373.83	-3.22' to (7" depth, on 12" base)
16) 12" P.C.P. STORM DRAIN	374.46	-2.23' to (7" depth, on 12" base)
17) 30" STORM DRAIN	377.28	-2.23' to (12" depth, on 12" base)
18) 12" WATER LINE	374.23	-3.83' to (7" depth, on 12" base)
19) 12" WATER LINE	446.20	-2.87' to (7" depth, on 12" base)



UNDERGROUND SERVICE ALERT

CALL THE FREE
1-800-285-2800

TWO WORKING DAYS BEFORE YOU DIG

REV	SYMBOL	DESCRIPTION OF CHANGE	AGE	DATE

PREPARED BY: **WESTLAND CIVIL, INC.**

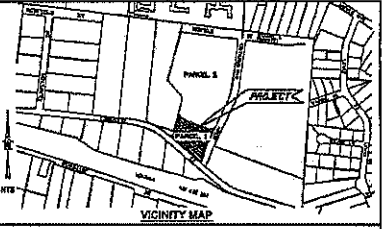
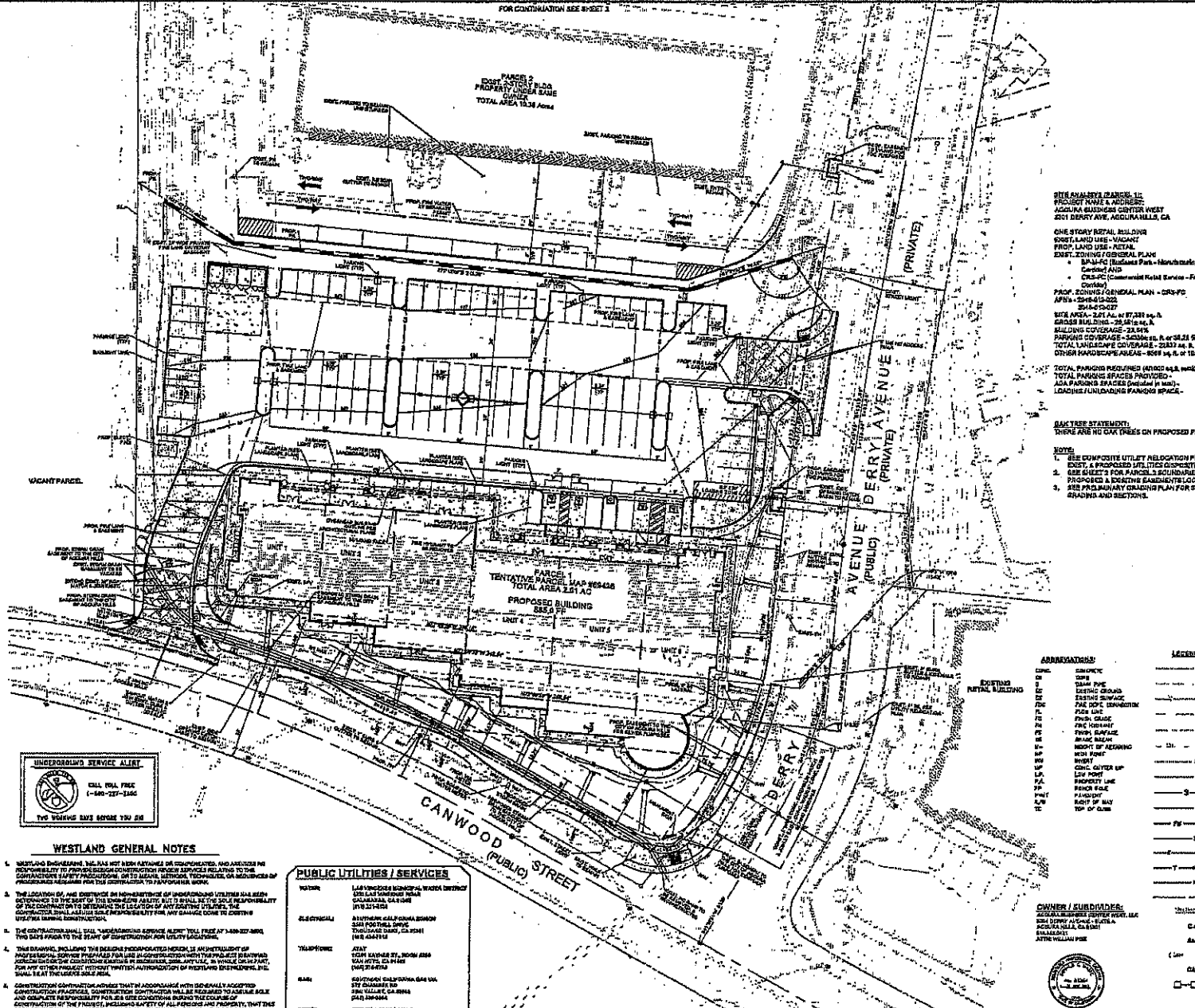
1000 S. GARDEN AVENUE, SUITE 200, AGOURA HILLS, CA 91301
TEL: (916) 977-7091 FAX: (916) 977-7092

CITY OF
AGOURA HILLS

PRELIMINARY UTILITIES RELOCATION PLAN
5301 DERRY AVE
CITY OF AGOURA HILLS

PROJECT NO. _____ SHEET 4 OF 4
01/11/2008

FOR CONTINUATION SEE SHEET 3



SITE ANALYSIS PARCEL 1C
PROJECT NAME & ADDRESS:
 AGOURA BUSINESS CENTER WEST
 3301 DERRY AVE, AGOURA HILLS, CA

ONE STORY RETAIL BUILDING
 EXIST. LAND USE - VACANT
 PROP. LAND USE - RETAIL
 EXIST. ZONING / GENERAL PLAN
 C-30-1-C (Business Park - Manufacturing - Freeway Corridor)
 C-30-1-C (Commercial Retail Service - Freeway Corridor)
 PROP. ZONING / GENERAL PLAN - C-30-1-C
 APN# - 2848-02-025
 3.54 AC (32,937)

NET AREA - LOT AL # 87389 sq. ft.
EXIST. BUILDING - 75,500 sq. ft.
BUILDING COVERAGE - 23.54%
PARKING COVERAGE - 3,000 sq. ft. @ 500 sq. ft.
TOTAL LANDSCAPE COVERAGE - 2283 sq. ft. @ 28-32 sq. ft.
OTHER HARDSCAPE AREAS - 808 sq. ft. @ 18-24 sq. ft.

TOTAL PARKING PROVIDED (APPROX. 442) = 42 spaces
TOTAL PARKING SPACES PROVIDED = 88 spaces
ASIA PARKING SPACES (Included in total) = 4 space
LOADING / UNLOADING PARKING SPACE = 1 space

LEGAL DESCRIPTION:
 PER RECORDS TITLE COMPANY PALMWAY TITLE REPORT DATED MAY 4, 2006 UNDER RECORD # 1815701

PARCEL 1A
 LOT 4 OF TRACT 10, 2246, WITHIN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18 OF RECORDS OF SALES, 86 OF COUNTY OF LOS ANGELES, 1ST PAGE, AND OTHER RECORDS OF SAID COUNTY.

PARCEL 1B
 EXCEPT FROM THAT PORTION OF SAID LOT 4 AND WITHIN PARCEL 1A AS SHOWN BY RECORDS OF SALES MAP FILED IN BOOK 18 OF RECORDS OF SALES, 86 OF COUNTY OF LOS ANGELES, 1ST PAGE, AND OTHER RECORDS OF SAID COUNTY, ALL THAT PORTION OF SAID LOT 4 AND WITHIN PARCEL 1A AS SHOWN BY RECORDS OF SALES MAP FILED IN BOOK 18 OF RECORDS OF SALES, 86 OF COUNTY OF LOS ANGELES, 1ST PAGE, AND OTHER RECORDS OF SAID COUNTY, EXCEPT FROM THAT PORTION OF SAID LOT 4 AND WITHIN PARCEL 1A AS SHOWN BY RECORDS OF SALES MAP FILED IN BOOK 18 OF RECORDS OF SALES, 86 OF COUNTY OF LOS ANGELES, 1ST PAGE, AND OTHER RECORDS OF SAID COUNTY, EXCEPT FROM THAT PORTION OF SAID LOT 4 AND WITHIN PARCEL 1A AS SHOWN BY RECORDS OF SALES MAP FILED IN BOOK 18 OF RECORDS OF SALES, 86 OF COUNTY OF LOS ANGELES, 1ST PAGE, AND OTHER RECORDS OF SAID COUNTY.

PARCEL 1C
 A PROPOSAL TO RELOCATE THE EXISTING AND PROPOSED UTILITY AND TRASH DUMP BY WITHIN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER RECORDS OF SALES MAP FILED IN BOOK 18 OF RECORDS OF SALES, 86 OF COUNTY OF LOS ANGELES, 1ST PAGE, AND OTHER RECORDS OF SAID COUNTY, EXCEPT FROM THAT PORTION OF SAID LOT 4 AND WITHIN PARCEL 1A AS SHOWN BY RECORDS OF SALES MAP FILED IN BOOK 18 OF RECORDS OF SALES, 86 OF COUNTY OF LOS ANGELES, 1ST PAGE, AND OTHER RECORDS OF SAID COUNTY.

OAK TREE STATEMENT:
 THERE ARE NO OAK TREES ON PROPOSED PARCEL 1C.

NOTES:
 1. SEE COMPOSITE UTILITY RELOCATION PLAN FOR EXIST. & PROPOSED UTILITIES LOCATIONS.
 2. SEE SHEETS FOR PARCELS 1A, 1B, 1C AND ALL PROPOSED & EXISTING EASEMENTS AND ALL SITE PRELIMINARY GRADING PLAN FOR SITE GRADING AND SECTIONS.

UNDERGROUND SERVICE ALERT

CALL 811 FREE
 1-800-487-4848
 TWO WORKING DAYS BEFORE YOU DIG

WESTLAND GENERAL NOTES

- WESTLAND ENGINEERING, INC. HAS NOT BEEN ADVISED OR NOTIFIED, AND ASSURES NO RESPONSIBILITY TO PROFESSIONAL ENGINEERS FROM SERVICES RELATIVE TO THE CONTRACTOR'S SAFETY PROCEDURES, USE OF TOOLS, METHODS, TECHNIQUES, OR MATERIALS OF PROFESSIONAL ENGINEERS FOR THE CONTRACTOR'S TO FOLLOW.
- THE LOCATION OF AND EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES HAS BEEN OBTAINED TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND BELIEF. IN WHOLE OR IN PART, THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE DONE TO EXISTING UTILITIES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN UNDERGROUND SERVICE ALERT (TOLL FREE AT 1-800-487-4848) TWO DAYS PRIOR TO THE START OF CONSTRUCTION FOR UTILITY MAPS.
- THE ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY UTILITIES OR SERVICES. THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES FOR ANY UTILITIES OR SERVICES. THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES FOR ANY UTILITIES OR SERVICES.
- CONSTRUCTION CONTRACTORS ARE ADVISED THAT APPROVALS WITH RESPECT TO ANY CONCEALED UTILITIES OR SERVICES, CONSTRUCTION CONTRACTORS WILL BE REQUIRED TO OBTAIN THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES FOR ANY UTILITIES OR SERVICES. THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES FOR ANY UTILITIES OR SERVICES.
- THE CONTRACTOR TO PROVIDE ADEQUATE EIGHT CENTRAL, ACCORDING TO THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

PUBLIC UTILITIES / SERVICES

UTILITIES	AGENCY / SERVICE PROVIDER	CONTACT INFORMATION
WATER	LOS ANGELES METROPOLITAN WATER DISTRICT	3521 WILSON DRIVE, GARDEN, CA 91505
ELECTRICAL	SOUTHERN CALIFORNIA EDISON	201 WEST 7TH STREET, PASADENA, CA 91101 (626) 442-7431
TELEPHONE	AT&T	2001 S. BAYVIEW ST., ROOM 2088, VAN NUYS, CA 91411 (818) 247-8339
GAS	SOUTHERN CALIFORNIA GAS CO.	3700 SHAWMUT, PASADENA, CA 91101 (626) 794-3333
SEWER	CITY OF AGOURA HILLS	800 AGOURA RD, AGOURA HILLS, CA 91301 (818) 497-9226
GRAVEL	THE FARMERS FERTILIZER CO.	1500 S. GARDEN, VAN NUYS, CA 91411 (818) 247-8339

ABBREVIATIONS:

SYMBOLOGY	DESCRIPTION
CONC	CONCRETE
DR	DRIVE
GR	GRASS
ASPH	ASPHALT
PAV	PAVING
PL	PLUMBING
EL	ELECTRICAL
TE	TELEPHONE
FR	FIRE
AS	ASBESTOS
SI	SOIL
RE	REINFORCED
CE	CEMENT
GP	GRAVEL
LF	LEAD
LI	LIME
PP	POLYPROPYLENE
PC	POLYCARBONATE
PD	PLASTER
LS	LIQUID
SL	SAND
TOP OF CURB	TOP OF CURB

LEGEND:

SYMBOL	DESCRIPTION
—	EXIST. WATER LINE
—	EXIST. SEWER LINE
—	EXIST. ELECT. LINE
—	EXIST. TELEPHONE LINE
—	EXIST. GAS LINE
—	EXIST. STORM DRAIN
—	EXIST. RECLAIMED WATER LINE
—	PROP. SANITARIUM LINE
—	PROP. COMMUNICATION LINE (TELEPHONE, CABLE TV)
—	PROP. WATER LINE & SERVICE
—	PROP. FIRE WATER LINE
—	PROP. DOMESTIC WATER LINE
—	PROP. ELECT. LINE
—	PROP. COMMUNICATION LINE (TELEPHONE, CABLE TV)
—	PROP. RECLAIMED WATER LINE
—	PROP. RIVER LINE
—	EXIST. ELEVATION
—	PROP. SEWER CLEAN OUT
—	PROP. SEWER MANHOLE
—	PROP. WATER MANHOLE
—	PROP. COMMUNICATION MANHOLE
—	PROP. PARKING LIGHTS BY OTHERS

OWNER / SUBMITTER:
 AGOURA BUSINESS CENTER WEST, LLC
 800 AGOURA RD, AGOURA HILLS, CA 91301
 ATTN: WILLIAM PIRE

PREPARED BY:
 WESTLAND ENGINEERING, INC.
 10000 VAN NUYS BLVD, VAN NUYS, CA 91411
 TEL: (818) 247-8339

REV	REVISION	DESCRIPTION OF CHANGE	PREP	DATE

VESTING TENTATIVE PARCEL MAP NO. 89426
AGOURA BUSINESS CENTER WEST
3301 DERRY AVENUE, AGOURA HILLS, CA

DATE: 11/12/2024
 SHEET 1 OF 3

Vicinity/Zoning Map



CONDITIONAL USE PERMIT - CASE NO. 07-CUP-010
SIGN PERMIT - CASE NO. 07-SP-036
GENERAL PLAN AMENDMENT - CASE NO. 07-GPA-001
ZONE CHANGE - CASE NO. 07-ZC-001
VARIANCE REQUEST - CASE NO. 08-VAR-006
VESTING TENTATIVE PARCEL MAP - PM 69426