



**SITE PLAN/ARCHITECTURAL REVIEW – CASE NO. 05-SPR-015,
OAK TREE PERMIT – CASE NO. 05-OTP-023 &
SIGN PERMIT - CASE NO. 05-SP-024**

Exhibit F

City Geological/Geotechnical Consultant Memorandum

Date: August 10, 2006
GDI #: 05.00103.0133**CITY OF AGOURA HILLS - GEOTECHNICAL REVIEW SHEET**

To: Valerie Darbouze

Project Location: Portions of Lots 17 & 18, Tract 8451, SEC of Chesebro Road & Driver Avenue, Agoura Hills, California.

Planning Case #: 05-SPR-015/05-OTP-023/05-SP-024/Hillel

Building & Safety #: None

Geotechnical Report: C. Y. Geotech, Inc. (2006), "Response to City of Agoura Hills Review Letter Dated February 20, 2006, Proposed Chesebro Auto Wash Center, APN: 2052-008-017 and 2052-008-019, Portions of Lots 17 and 18, Tract 8451, Southeast Corner of Chesebro Road and Driver Avenue, Agoura Hills, California," Project No. CYG-04-3877, dated August 8, 2006.

C. Y. Geotech, Inc., Response to Review Letter dated February 3, 2006.

C. Y. Geotech, Inc. (2004), "Geotechnical Engineering Investigation, Proposed Chesebro Auto Wash, APN: 2052-008-017 and 2052-008-019, Portions of Lots 17 and 18, Tract 8451, Southeast Corner of Chesebro Road and Driver Avenue, Agoura Hills, California," Project No. CYG-04-3877, dated December 30, 2004.

Plans: Allan O'Connor AIA, "Architectural Plans, Chesbro Auto Wash," various scales, undated.

Previous Reviews: August 30, 2005 and February 20, 2006.

FINDINGS

Planning/Feasibility Issues

 Acceptable as Presented Response Required

Geotechnical Report

 Acceptable as Presented Response Required**REMARKS**

C. Y. Geotech, Inc. (CYG; consultant) provided via fax a response to the geotechnical review letter dated February 20, 2006 by the City of Agoura Hills regarding the Chesebro Auto Wash proposed at the site located at the southeast corner of Chesebro Road and Driver Avenue, City of Agoura Hills, California. The site constitutes portions of Lots 17 and 18 of Tract 8451. The proposed development includes the construction of an auto wash center. The auto wash center consists of retail and office buildings, a service canopy with lube and detail bays, an auto wash tunnel, and access and parking areas.

The City of Agoura Hills – Planning Department reviewed the referenced report from a geotechnical perspective for compliance with applicable codes, guidelines, and standards of practice. GeoDynamics, Inc. (GDI) performed the geotechnical review on behalf of the City. Based upon the City's review, the referenced reports are acceptable as presented provided the following condition of approval is complied with when the applied lateral loads and moments on the foundation of the sign become available. Plan-Check comments should be addressed in Building & Safety Plan Check, and a separate geotechnical submittal is not required for plan-check comments.

Condition of Approval

1. The consultant should verify the anticipated sign foundation deformation when final sign loads and moments become available. Additional mitigation should be recommended as necessary.

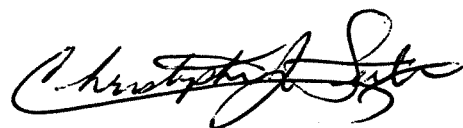
Plan-Check Comments

1. The name, address, and phone number of the Consultant and a list of all the applicable geotechnical reports shall be included on the building/grading plans.
2. The grading plan should include the limits and depths of overexcavation of the building pad and flatwork areas as recommended by the Consultant.
3. The following note must appear on the grading and foundation plans: *"Tests shall be performed prior to pouring footings and slabs to determine the expansion index of the supporting soils, and foundation and slab plans should be reviewed by the Geotechnical Consultant and revised, if necessary, accordingly."*
4. The following note must appear on the grading and foundation plans: *"Excavations shall be made in compliance with CAL/OSHA Regulations."*
5. The following note must appear on the foundation plans: *"All foundation excavations must be observed and approved, in writing, by the Project Geotechnical Consultant prior to placement of reinforcing steel."*
6. Foundation plans and foundation details shall clearly depict the embedment material and minimum depth of embedment for the foundations.
7. Drainage plans depicting all surface and subsurface non-erosive drainage devices, flow lines, and catch basins shall be included on the building plans.
8. Final grading, drainage, and foundation plans shall be reviewed, signed, and wet stamped by the consultant.
9. Provide a note on the grading and foundation plans that states: *"An as-built report shall be submitted to the City for review. This report prepared by the Geotechnical Consultant must include the results of all compaction tests as well as a map depicting the limits of fill, locations of all density tests, outline and elevations of all removal bottoms, keyway locations and bottom elevations, locations of all subdrains and flow line elevations, and location and elevation of all retaining wall backdrains and outlets. Geologic conditions exposed during grading must be depicted on an as-built geologic map."*

If you have any questions regarding this review letter, please contact GeoDynamics, Inc. at (805) 216-6160.

Respectfully Submitted,
GeoDynamics, INC.

Ali A. Haq.
Ali Abdel-Haq
Geotechnical Engineering Reviewer
GE 2308 (exp. 12/31/07)



Christopher J. Sexton
Engineering Geologic Reviewer
CEG 1441 (exp. 11/30/06)



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Exhibit G

City Oak Tree/Landscape Consultant Memorandum

Memo

To: Valerie Darbouze, City of Agoura Hills

From: Rebecca Latta for Kay Greeley, Landscape and Oak Tree Consultant

Date: August 25, 2006 (revised)

Re: 05-SPR-015, 05-OTP-023, 05-SP-024 and 05-LLA-007 – Aitan Hillel (Chesebro Auto Wash)

As requested, I reviewed the following documents with respect to the subject entitlement request. Plans reviewed included the following:

- Oak Tree Report prepared by Richard Campbell ASLA, dated June 6, 2006.
- Planting Concept Plan prepared by Richard Campbell ASLA revised June 30, 2006.
- Canopy Coverage Calculations prepared by Richard Campbell ASLA, undated.

Based on the information provided, the following conditions of approval are recommended should this project move forward:

Oak Tree

1. The applicant is permitted to encroach upon HOT-5 and HOT-6 per the approved plans.
2. The applicant is permitted to remove Tree Number HOT-3 as required to construct the project.
3. The removal of the oak tree shall be mitigated by the planting of at eight (8) oak trees on the site, two (2) of which shall be at least thirty-six inch (36") box-size trees and four (4) of which shall be at least twenty-four inch (24") box size trees of the same species as those removed. The total inches of trunk diameter planted must be at least equal to the twenty-four inches (24") of trunk diameter removed.
4. The applicant shall provide a forty-eight (48) hour notice to the City and the applicant's oak tree consultant prior to the start of any approved work within the protected zone of any oak tree.

5. Prior to the start of any work or mobilization at the site, each oak tree to be preserved shall be fenced with temporary chain link fencing at the edge of the protected zone or at the approved work limits, in accordance with Article IX, Appendix A, Section V.C.1.1. The City Oak Tree Consultant shall approve the fencing locations.
6. No vehicles, equipment, materials, spoil or other items shall be used or placed within the protected zone of any oak tree at any time, except as specifically required to complete the approved work.
7. Pruning of live branches is not authorized unless specifically approved by the City Oak Tree Consultant.
8. No irrigation or planting shall be installed within the drip line of any oak tree unless specifically approved by the City Oak Tree Consultant and the Director.
9. At the completion of construction, the applicant shall place three inches (3") of approved mulch throughout the dripline of each oak tree.
10. Within ten (10) days of the completion of work, the applicant's oak tree consultant shall submit written certification to the City. The certification shall describe all work performed and whether such work was performed in accordance with the above permit conditions.
11. The species, quality and planting locations and methods of all mitigation oak trees are subject to the approval of the City Oak Tree Consultant.
12. Should any of the mitigation oak trees fail, they shall be replaced in accordance with the provisions of the Oak Tree Preservation and Protection Guidelines.
13. Prior to occupancy, each new oak tree shall be mulched throughout the dripline with three inches (3") of approved organic matter.
14. The girdling ties and wires must be removed from HOT-5 and HOT-6 as recommended in the oak tree report.

There are three additional oak trees (HOT-1, HOT-2 and HOT-4) that are less than two inches (2") in diameter and are therefore not protected under the Oak Tree Ordinance. One oak tree (HOT-7) was deemed to be not impacted by the project.

Landscape

15. The final landscape plan shall be consistent with the approved preliminary plan.
16. One (1) twenty-four inch (24") box size native oak tree shall be included in the planting per each fifteen thousand (15,000) gross square feet of building area.

One (1) such tree is required for this project. This tree is in addition to any oak trees required to mitigate the loss of existing trees.

17. No storage or other usage is permitted within the required landscape areas.

18. Prior to the approval of building permits, the applicant shall submit three (3) sets of landscape plans meeting the following requirements:

- a. A California-licensed landscape architect shall prepare, stamp and sign the plans.
- b. All plans shall be legible and clearly drawn.
- c. Plans shall not exceed thirty inches (30") by forty-two inches (42") in size. Plans shall be a minimum of twenty-two inches (22") by thirty-six inches (36") in size.
- d. A true north arrow and plan scale shall be noted. The scale shall be no smaller than one inch equals twenty feet (1"=20'), unless approved by the City Landscape Consultant.
- e. A title block shall be provided, indicating the names, addresses and telephone numbers of the applicant and landscape architect.
- f. The project identification number shall be shown on each sheet.
- g. The plans shall accurately and clearly depict the following existing and proposed features:
 - Landscape trees, shrubs, ground cover and any other landscaping materials
 - Property lines
 - Streets, street names, right-of-ways, easements, driveways, walkways, bicycle paths, and any other paved areas
 - Buildings and structures
 - Parking areas, including lighting, striping and wheel stops
 - General contour lines
 - Grading areas, including tops and toes of slopes
 - Utilities, including street lighting and fire hydrants

- Natural features, including watercourses, rock outcroppings
 - The Planting Plan shall indicate the botanical name and size of each plant.
19. Plant symbols shall depict the size of the plants at maturity. Tree spacing specifically shall be adjusted to allow for optimum growth of each tree species. Trees should be located such that they are not directly adjacent to hardscape to prevent future conflicts.
20. The final plans shall not include any palm species.
21. Parking lot landscaping must include shade trees that are placed so as to cover fifty percent (50%) of the total parking area, including drive aisles, within fifteen (15) years of installation. The plans as submitted meet this requirement.
22. In accordance with the Freeway Corridor Overlay District, the final plant palette and arrangement along the outer borders of the project shall be revised to provide a more naturalistic and native theme.
23. All plant material must be considered compatible with Sunset Zone 18.
24. Plant container sizes and/or spacing shall be provided. Minimum sizes shall be acceptable to the City Landscape Consultant and the Director.
25. The landscape plans shall prominently display the following notes:
- a. All plant material shall conform to the most recent edition of ANSI Z60.1 - American Standard for Nursery Stock.
 - b. Prior to scheduling an inspection of the landscape installation with the City, the applicant's landscape architect shall certify in writing that the installation is in conformance with the approved landscape plans.
26. Proposed light standard locations shall be depicted on the planting plan. Any conflicts between light standard and tree locations shall be resolved to the satisfaction of the City Landscape Consultant.
27. The Irrigation Plan shall be provided separate from but utilizing the same format as the Planting Plan.
28. The irrigation design shall provide adequate coverage and sufficient water for the continued healthy growth of all proposed plantings with a minimum of waste and over spray on adjoining areas.

29. The Irrigation Plan shall be concise and accurate and shall include the manufacturer, model, size, demand, radius, and location of the following, as appropriate:
- a. Design and static pressures
 - b. Point of connection
 - c. Backflow protection
 - d. Valves, piping, controllers, heads, quick couplers
 - e. Gallon requirements for each valve
30. Three (3) copies of details and specifications shall be provided, addressing but not limited to, planting, soil preparation, tree staking, guying, installation details, and post installation maintenance.
31. One copy of each of the following approved plans shall be submitted with the initial landscape plan check:
- Site Plan
 - Elevations
 - Grading Plan
 - Conditions Of Approval
32. A complete Landscape Documentation package is required at the time of initial plan check submittal, prepared in accordance with Article IX, Section 9658.6 – Water Efficient Landscaping, contained in the Zoning Code.
33. In accordance with the Freeway Corridor Overlay District, the final plant palette and arrangement along the outer borders of the project shall provide a naturalistic and native theme.
34. All plant material must be considered compatible with Sunset Zone 18.
35. All landscaping shall be irrigated and maintained in perpetuity in accordance with the approved Landscape Plan.
36. Poor landscape practices such as topping, hedging and “lollipoping” shall not be permitted and may require that plant materials be replaced with like size materials at the discretion of the City Landscape consultant.

37. Landscape mounding is required within all right-of-way planters, as feasible. The proposed plans do not provide for the required mounding and should be revised to include it.
38. Any proposed light standards must be added to the landscape plan to identify possible conflicts with tree locations. Any such conflicts should be resolved.
39. The final landscape plan shall meet the intent of the Los Angeles County Fire Department fuel modification design guidelines.

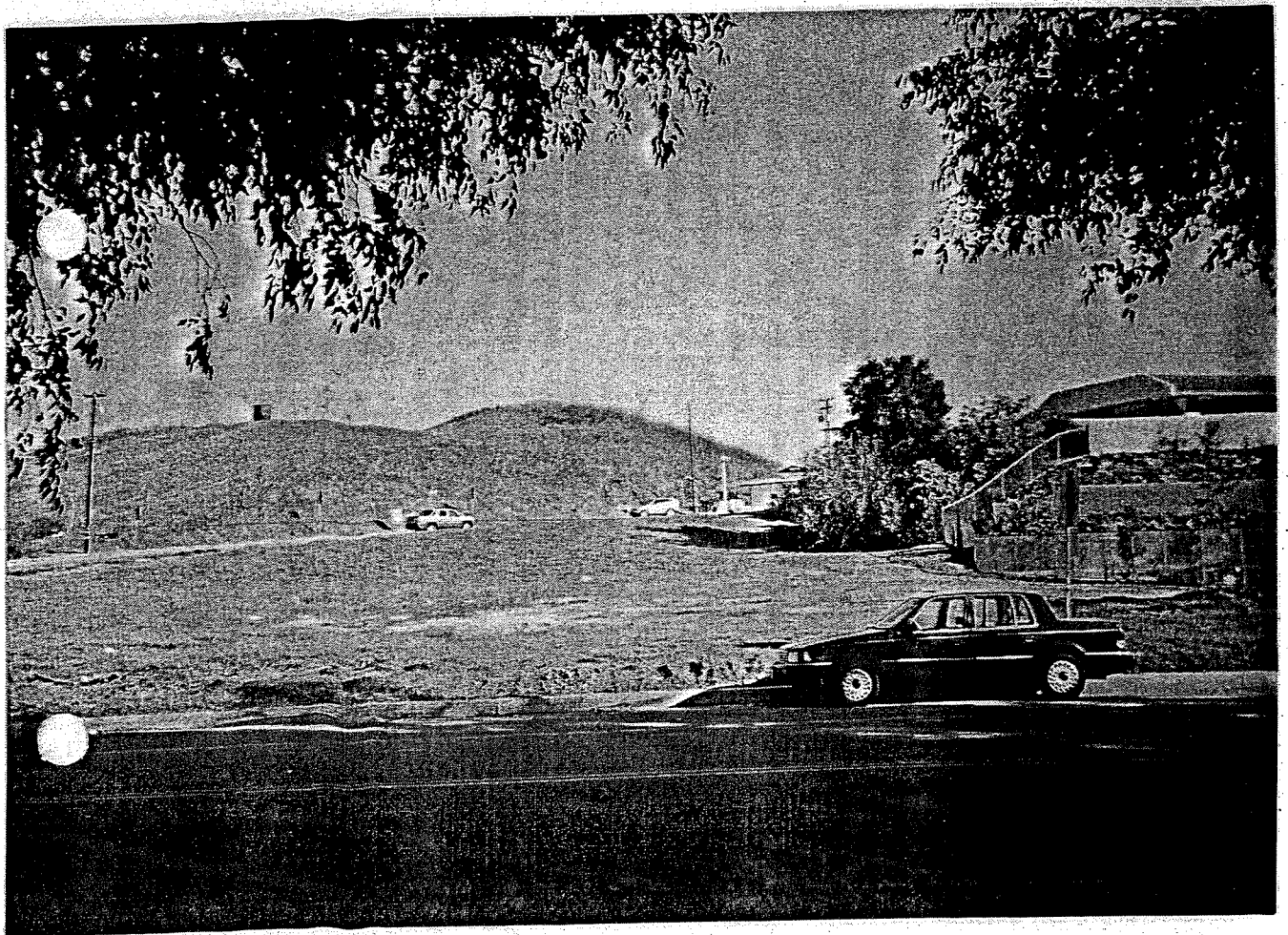
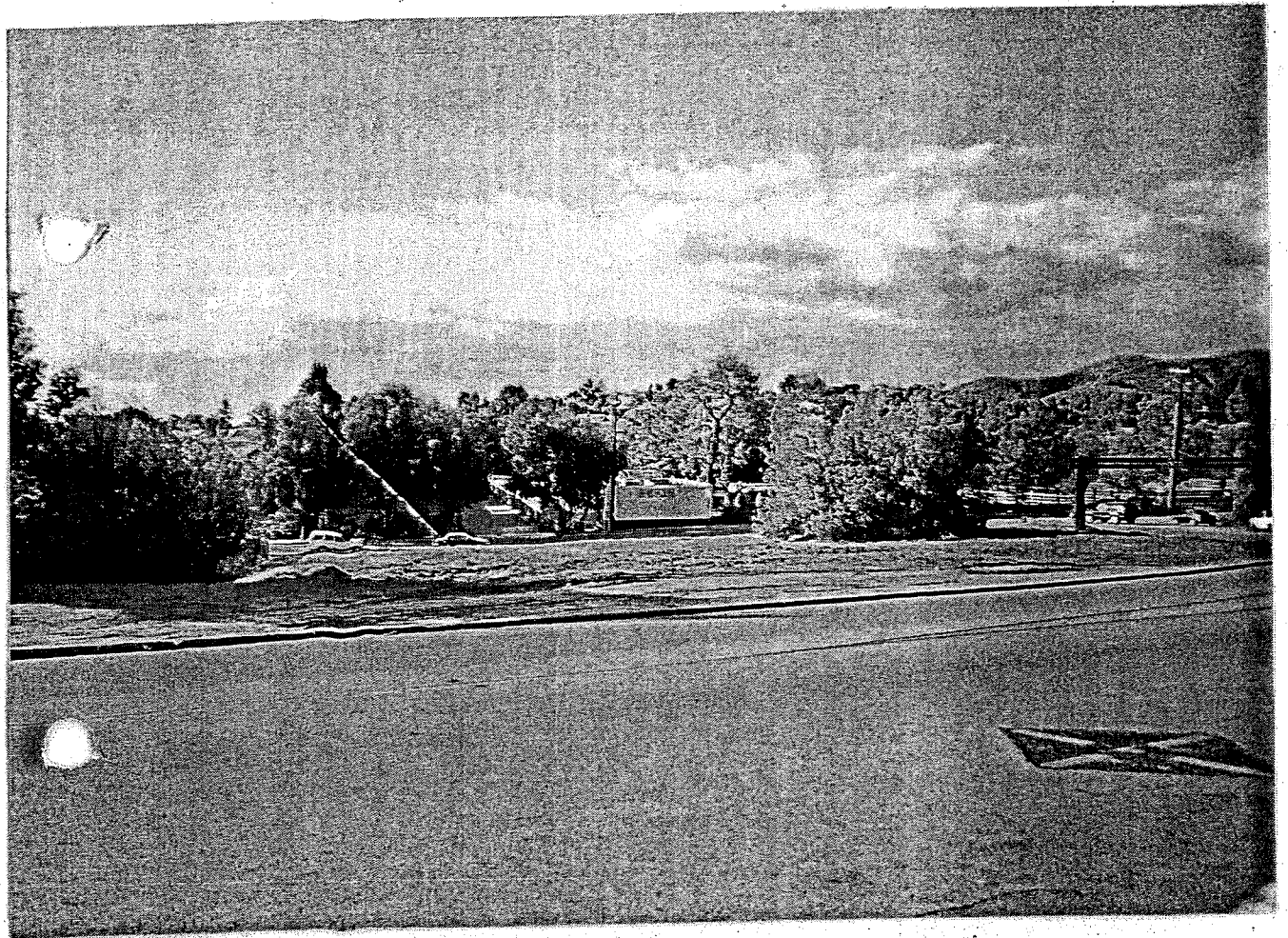
Please contact me should there be any questions at this time.

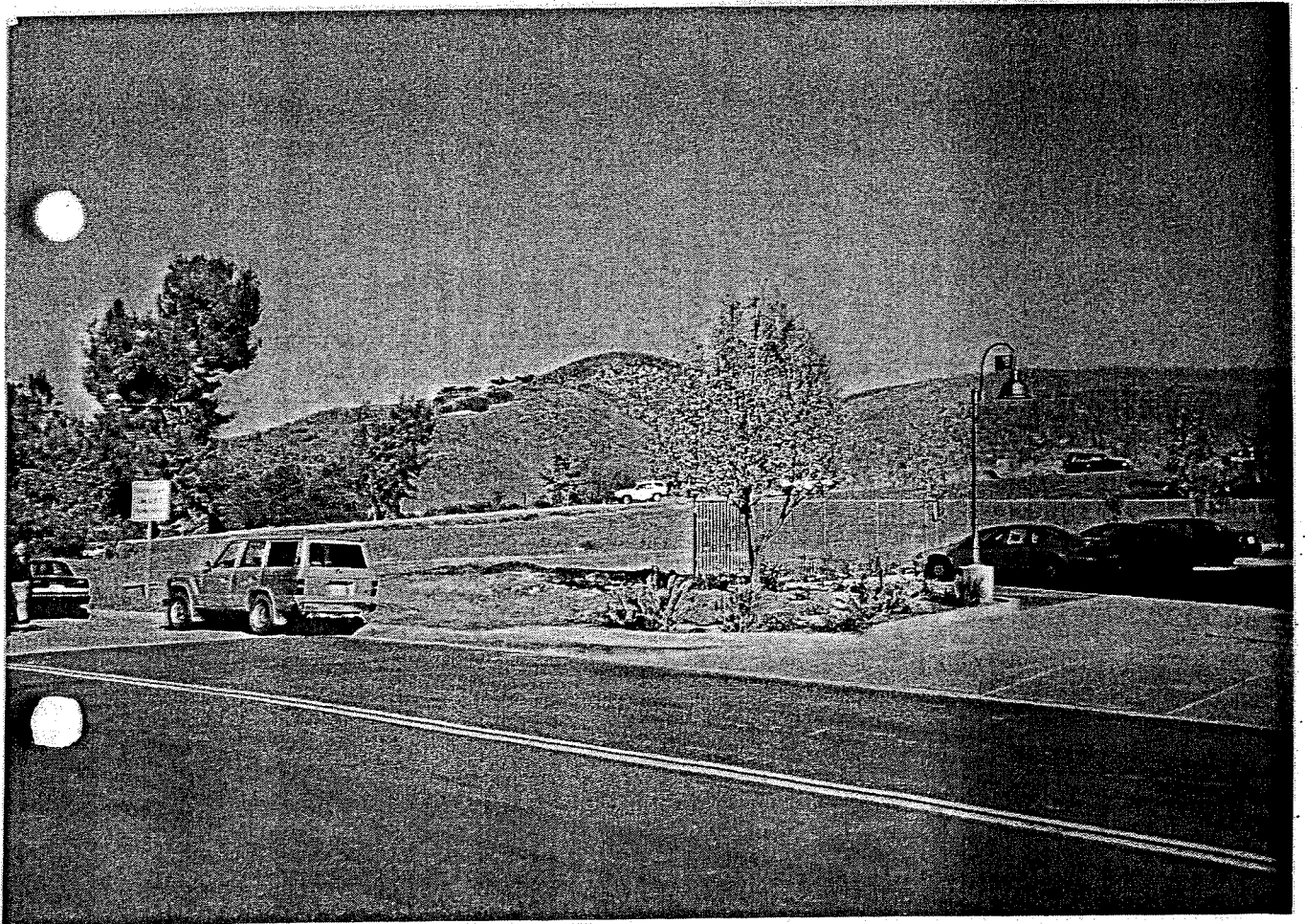
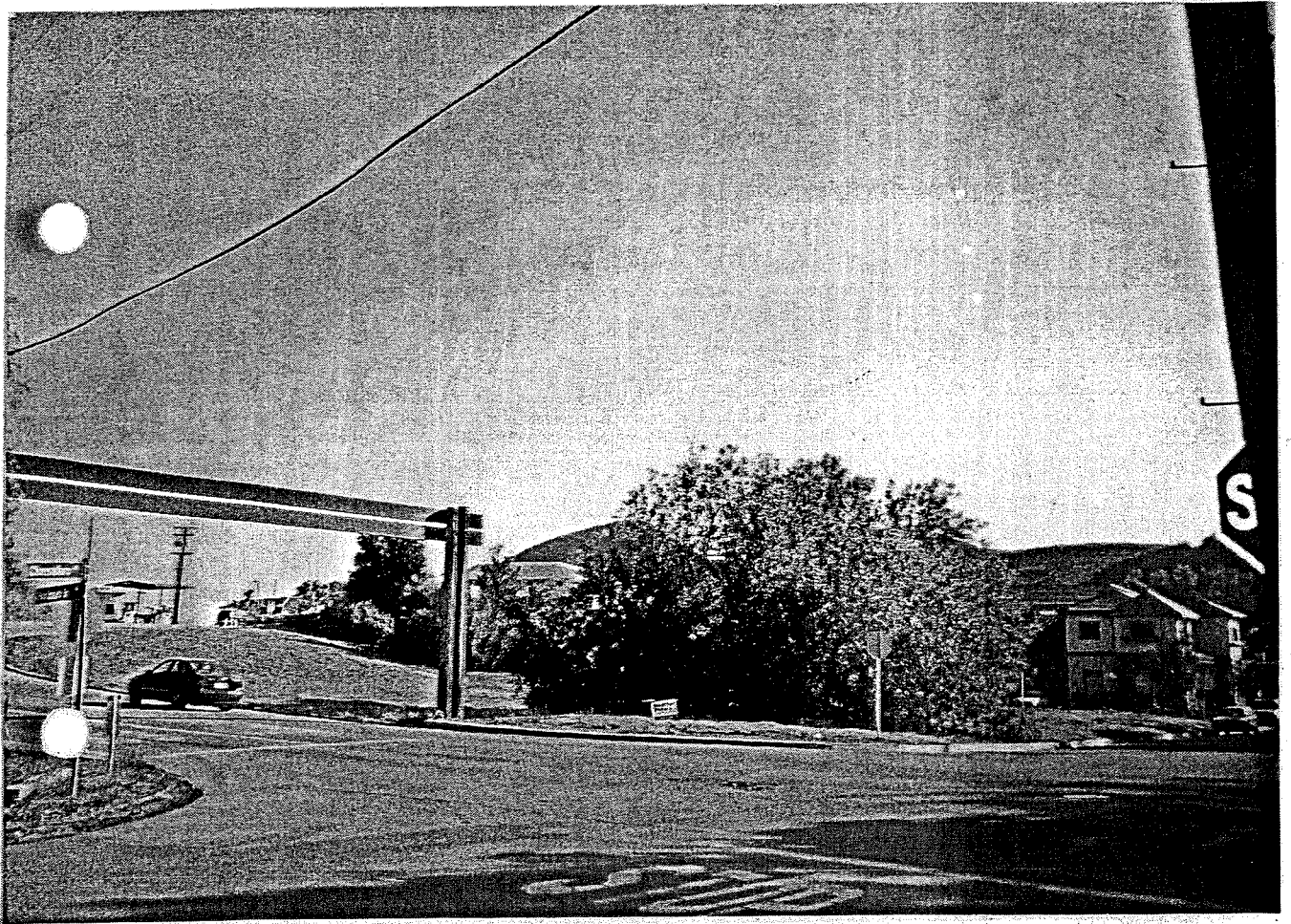


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Exhibit H

**Photographs of the Site
and of the
Color and Material Board**







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Exhibit I

**Mitigated Negative Declaration
and
Mitigation Monitoring Program**