



**CONDITIONAL USE PERMIT CASE NO. 06-CUP-001
AND OAK TREE PERMIT NO. 06-OTP-001**

**FOR THE PROPERTY LOCATED AT
28243 BALKINS DRIVE, AGOURA HILLS**

EXHIBIT D

GEODYNAMICS LETTER OF RECOMMENDATION

Date: December 28, 2006
GDI #: 06.00103.0140

CITY OF AGOURA HILLS - GEOTECHNICAL REVIEW SHEET

To: Renee Madrigal

Project Location: 28243 Balkins Drive, Agoura Hills, California.

Planning Case #: 06-CUP-001 and 06-OTP-001

Building & Safety #: None

Geotechnical Report: Schick Geotechnical (2006c), "Response to City Review Sheet, 28243 Balkins Drive, Agoura Hills, California," Job Number SG 6196-W, dated December 11, 2006.

Schick Geotechnical (2006b), "Response to City Review Letter, 28243 Balkins Drive, Agoura Hills, California," Job Number SG 6196-W, dated September 16, 2006.

Schick Geotechnical (2006a), "Response to City Review Letter, 28243 Balkins Drive, City of Agoura Hills, California," Job Number SG 6196-W, dated March 11, 2006.

Schick Geotechnical (2005), "Geologic and Soils Engineering Exploration, Proposed Residence, 28243 Balkins Drive, City of Agoura Hills, California," Job Number SG 6196-W, dated December 12, 2005.

Plans: Project Engineering Group, Sheets 1 through 5, undated.

Clive Dawson A.I.A., (2005b), "Topographic Map W/Slope Analyses" Scale 1"=20', dated December 2005.

Clive Dawson A.I.A., (2005a), "Development Plans, Various Sheets" Various Scales, dated August and December 2005.

Previous Reviews: February 20, 2006, July 3, 2006, and October 10, 2006.

FINDINGS

Planning/Feasibility Issues	Geotechnical Report
<input checked="" type="checkbox"/> Acceptable as Presented	<input type="checkbox"/> Acceptable as Presented
<input type="checkbox"/> Response Required	<input checked="" type="checkbox"/> Response Required

REMARKS

Schick Geotechnical (SG; consultant) prepared a response to the City of Agoura Hills review letter dated October 10, 2006 regarding the proposed residence at 28243 Balkins Drive, Agoura Hills, California. Cut and fill grading will be used to create a level building pad. The proposed grading includes a 2:1 cut-slope up to about 20 feet high above a six-foot high retaining wall, a 10 foot high fill slope above a six-foot high retaining wall, and a retaining wall along the southwest property line that will reach a height of about 5 ft.

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 with regard to planning and feasibility issues. We

recommend the Planning Commission consider approval of Case No. 06-CUP-001 and 06-OTP-001 from a geotechnical perspective. The consultant, however, should respond to the following report review comment prior to Building Plan Check approval. Plan-Check comments should be addressed in Building & Safety Plan Check, and a separate geotechnical submittal is not required for plan-check comments.

Report Review Comments

The consultant should review final development plans and provide additional recommendations to address any significant changes in the plans relative to the reviewed development plans used in the preparation of the above referenced reports.


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) 496-1222.

Respectfully Submitted,

GeoDynamics, INC.



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 E

ENVIRONMENTAL DETERMINATION

Notice of Exemption

To: [] Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, Ca 95814

From: City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

[] County Clerk
County of Los Angeles
Los Angeles County Clerk
12400 E. Imperial Hwy.
Norwalk, CA 90659

Project Title: Sharon Single Family Residence

Project Location-Specific: 28243 Balkins Drive

Project Location-City: City of Agoura Hills

Project Location-County: Los Angeles

Description of Nature, Purpose, and Beneficiaries of Project: The project involves the construction of a 4,968 square foot single family home, with a 710 square-foot three-car garage. The project site is a 1.13-acre hillside lot. The request is for a Conditional Use Permit and Oak Tree Permit.

Name of Public Agency Approving Project: City of Agoura Hills

Name of Person or Agency Carrying Out Project: Dawson/Anderson for Sharon

Exempt Status: (Check One)

- Ministerial (14 Cal Code of Regs. Sec. 15268);
- Declared Emergency (14 Cal Code of Regs. Sec. 15269(a))
- Emergency Project (14 Cal Code of Regs. Sec. 15269(b),(c), (d) and (e)). State subsection letter
- Statutory Exemption (14 Cal. Code of Regs. Sections 15260 et seq.) State Statutory Number
- Categorical Exemption (14 Cal Code of Regs. Sections 15300 et seq.) State of California CEQA Guidelines Section 15303, Class 3. New Construction or Conversion of Small Structures
- No possibility of physical impact. (14 Cal Code of Regs. Section 15061 (b)(3))

Reasons why project is exempt: The project consists of the construction of one single family home. The project would not result in any significant environmental impacts. The project site is not within: 1) an environmentally sensitive resource area; 2) a state scenic highway area; 3) a hazardous waste site; or 4) a historical resource area.

Lead Agency Contact Person: Allison Cook, Senior Planner, City of Agoura Hills

Area Code/Telephone/Extension: (818) 597-7310

Signature: _____

Allison Cook

Date: _____

3/10/06

Title: _____

*Senior Planner/
Environmental Analyst*



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EXHIBIT F

**LETTER FROM OLD AGOURA
HOMEOWNERS ASSOCIATION**

DATE: Feb. 14, 2007

RE: Addendum: Review of Proposed Project

FROM: Planning and Zoning Committee,
Old Agoura Homeowners Association

TO: Mike Kamino, Director
Department of Planning & Community Development
City of Agoura Hills

SUBJECT: 06-CUP-001 and 06-OTP-001 (Dawson/Anderson for Sharon)

Orit and Rafi Sharon submitted a new site plan showing an 1,100 sq. ft. potential equestrian area, as the last of many changes they made to their plans. While not ideal, we believe such an area could be used, and therefore we are happy to recommend their application.

Should you have questions about these comments please contact Robert Evren, Chair, Planning and Zoning Committee, Old Agoura Homeowners Association: 865-9003 or robtevren@aol.com.

We hope this is of help to you.

The Old Agoura Homeowners Association is a tax-exempt, voluntary neighborhood organization representing approximately 280 of 400 (70%) of households within Old Agoura. At the request of municipal and county authorities, the Association provides opinions on commercial and residential projects that affect residents and commercial property owners within the Old Agoura Overlay, as defined by the municipal code of the City of Agoura Hills. The OAHA is a member of the Las Virgenes Homeowners Federation, an alliance of more than thirty homeowners associations. More information on the Association is available on its website: www.OldAgoura.org.

CC: Rene Madrigal, Assistant Planner



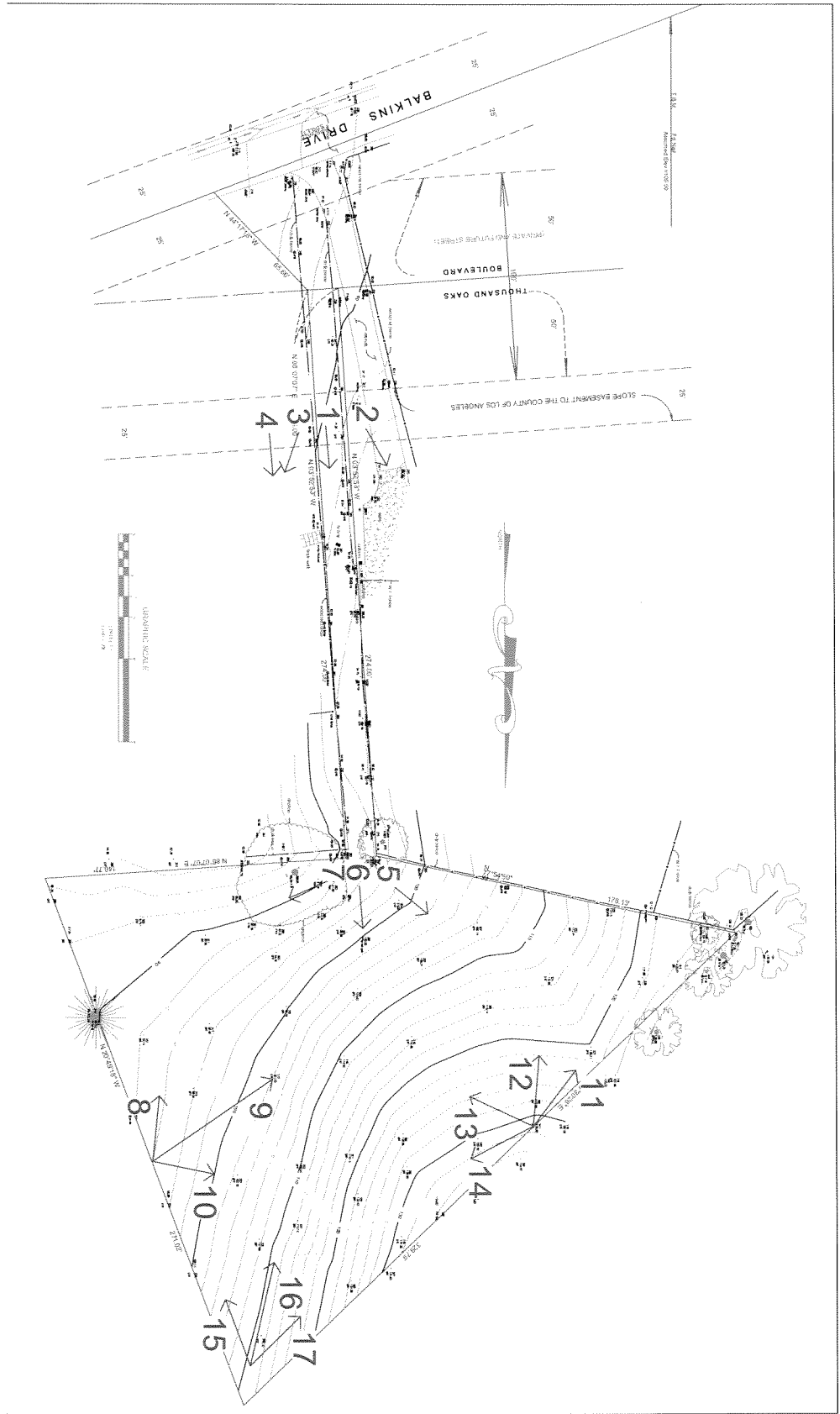
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EXHIBIT G

**PHOTOGRAPHS OF THE SITE AND
SURROUNDINGS**

PHOTO KEY FOR 28243 BALKINS DRIVE



DATE	DESCRIPTION
JAN 17 2006	PREPARED
FEB 2 2006	REVISED
MAR 15 2006	REVISED
MAR 22 2006	REVISED
MAR 22 2006	REVISED

CLIVE DAWSON A.I.A.
architecture and planning
 28925 Pacific Coast Highway, Malibu, California 90265 310.589.1921

PROPOSED RESIDENTIAL DEVELOPMENT FOR:
 RAFI AND ORIT SHARON
 28243 BALKINS DRIVE
 AGOURA HILLS, CA. 91301

06-CUP-001 + 06-OTP-001 1-12-06

PHOTO #1



PHOTO #2



PHOTO #3



PHOTO #4



PHOTO #5



PHOTO #6



PHOTO #7



PHOTO #8



PHOTO #9



PHOTO #10



PHOTO #11



PHOTO #12



PHOTO #13



PHOTO #14



PHOTO # 15



PHOTO # 16



PHOTO #17



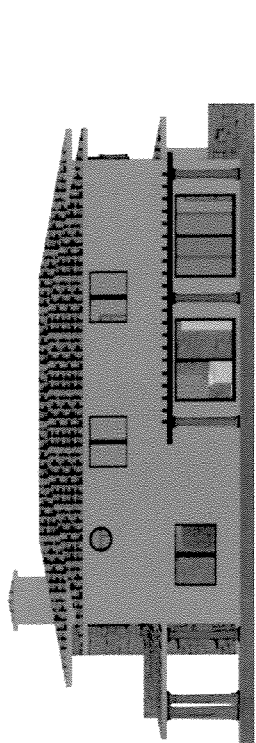


DATE: _____
DRAWN BY: _____
CHECKED BY: _____
SCALE: _____
PROJECT: _____
SHEET NO: _____

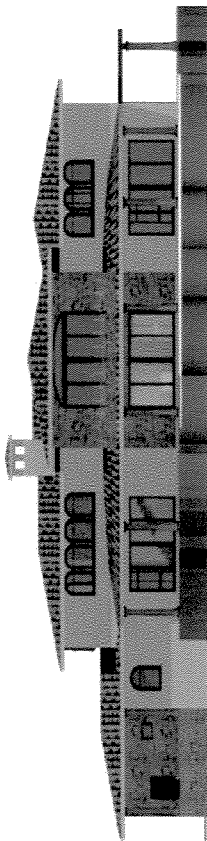
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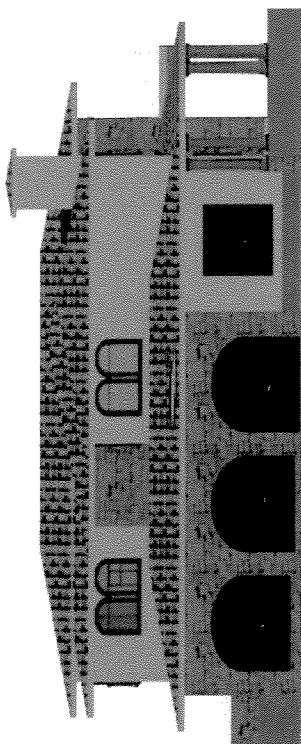
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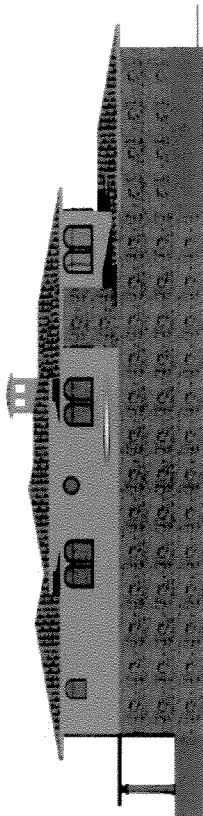
EAST ELEVATION



SOUTH ELEVATION

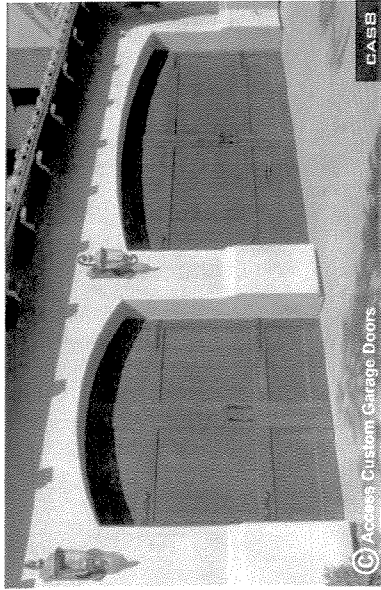


WEST ELEVATION



NORTH ELEVATION

COLOR AND MATERIALS BOARD



STAINED GRADE WOOD GARAGE DOOR



ALUMINUM CLAD WINDOWS
IN "BROWN"

REVISION	BY
1	DA

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DATE	DESCRIPTION

MB2