



**CONDITIONAL USE PERMIT CASE NO. 06-CUP-008  
AND OAK TREE PERMIT NO. 06-OTP-017**

**FOR THE PROPERTY LOCATED AT  
5952 LAPWORTH DRIVE, AGOURA HILLS**

**EXHIBIT E**

**AUGUST 2, 2007 STAFF REPORT**



DEPARTMENT OF PLANNING AND  
COMMUNITY DEVELOPMENT

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**TO:** PLANNING COMMISSION

**FROM:** PLANNING STAFF

**SUBJECT:** CONDITIONAL USE PERMIT CASE NO. 06-CUP-008 AND OAK  
TREE PERMIT CASE NO. 06-OTP-017 (EDWARDS)

**DATE:** AUGUST 2, 2007

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**I. BACKGROUND AND DISCUSSION**

On April 5, 2007, the Planning Commission held a public hearing for Steve and Marguerite Edwards' Conditional Use Permit request (Case No. 06-CUP-008) to construct a 5,593 square foot, two-story, single-family residence with a 919 square foot attached garage, a swimming pool, and a 1,446 square foot detached garage and barn. An Oak Tree Permit (Case No. 06-OTP-017) was also requested to allow possible encroachment within the protected zone of one (1) Oak tree for the proposed construction on the northeast corner of Balkins Drive and Lapworth Drive.

The Planning Commission received written and oral testimony from staff, the applicant and the public and continued the hearing to May 17, 2007. The applicants subsequently requested, and the Planning Commission granted, three more continuances of the public hearing to allow the applicants additional time to address the design-related recommendations of the Planning Commission, which included the following: 1) Potential impacts to the neighbors; 2) Appearance of residence from Lapworth Drive; 3) The barn location, its size and its proximity to the street; 4) Number of driveways and their surface material; 5) A barn survey; and 6) Story poles. The project staff report and meeting minutes from the April 5, 2007 Planning Commission meeting are attached for reference.

**II. STAFF ANALYSIS**

As requested by the Planning Commission, the applicant has redesigned the project for the Planning Commission's consideration. The following changes are intended to address the various concerns that were expressed by the Planning Commission at the April 5, 2007 Planning Commission meeting:

1. Potential impacts to the neighbors.

**Planning Commissions Concern:** Appearance of the residence from the neighboring properties.

**Applicant's Modification:** The applicant confirmed with his civil engineer and architect that the proposed placement of the residence is best suited for the lot. Extensive tall plantings were added along the east side yard fence, to maximize screening of the residence and garage from the downhill neighbor's property to the east.

2. Appearance of residence from Lapworth Drive.

**Planning Commissions Concern:** Architecture design of the residence, as seen from Lapworth Drive, needs more articulation.

**Applicant's Modification:** New decorative shed rooflines were added over the garage and on the west elevation to breakup the continuous west wall of the residence. Stem walls were added to the west side of the residence to shield the air-conditioner and trash areas. Extensive evergreen plantings were added at the bottom of the hill and along the street to screen the west side of the house from the street.

3. The barn location, size and the proximity to the street.

**Planning Commissions Concern:** View of the barn from Lapworth Drive entrance.

**Applicant's Modification:** Repositioned the barn and lowered the finish floor into the hillside. The new barn location will be staked on the property before the Planning Commission hearing. The length of the barn was reduced from 60 feet to 54 feet (decrease of six feet), and was moved 13 feet further east from its original position (to 30 feet from the street), and angled so that it is perpendicular to Lapworth Drive. A double gate of no more than six feet in height was added across the driveway entrance to shield the view of the barn. In addition, extensive planting, including trees and shrubs is to be added between the barn and the street to screen the barn from the street.

4. Driveway alternatives.

**Planning Commissions Concern:** There are two driveways serving the property on Lapworth Drive.

**Applicant's Modification:** The width of the driveway apron serving the barn was narrowed from 36 feet to 24 feet (decrease of 12 feet) to have less visual effect of the driveway from the street. As a result, the driveway moved 20 feet further north from the Lapworth Drive entrance gates. The driveway surface material at the entrance of the driveway was modified from concrete to D.G. to provide a natural appearance.

The applicant has also located split rail fencing 10 feet east from the edge of the street pavement along Lapworth Drive, east side of pepper trees, to retain the "parkway" appearance of Lapworth Drive on both sides of the street.

5. Barn survey.

**Planning Commissions Concern:** The size of the proposed barn in comparison to other barns in Old Agoura.

**Applicant's Modification:** In an effort to evaluate the compatibility of the proposed size of the barn with other barns located on properties in Old Agoura, a survey of 8 barns in Old Agoura was conducted, as shown in an attached exhibit. These barns ranged in size from 330 square feet to 2,537 square feet with an average barn size of 990 square feet on an average lot size of 43,266 square feet. The applicant is proposing a barn size of 1,040 square feet (overall size of accessory structure, including garage and barn area, totals 1,446) on a 59,983 square-foot (1.38 acre) lot. The proposal is 50 square feet more than the average barn size in Old Agoura.

6. Story poles.

**Planning Commissions Concern:** Height and location of the residence and the barn.

**Applicant's Modification:** The Planning Commission suggested that the applicant consider providing story poles showing the height and location of the residence and the barn. The applicant informed Staff that this would be cost prohibitive.

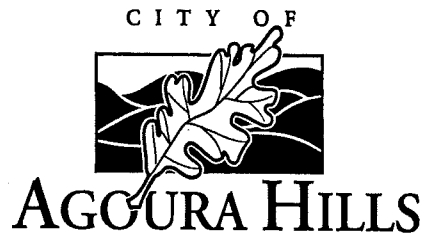
The centerline of Lapworth Drive has been verified and marked by a licensed surveyor to be consistent with the plan drawings. A copy of the letter dated June 6, 2007 from Chris Nelson, Land Surveyor, has been attached for the Planning Commission's review.

### III. RECOMMENDATION

If the Planning Commission desires to approve Conditional Use Permit Case No. 06-CUP-008 and Oak Tree Permit Case No. 06-OTP-017, staff has prepared a draft Resolution and conditions for the Planning Commission's approval.

### IV. ATTACHMENTS

- Draft Resolution and Conditions of Approval
- Exhibit A: Vicinity Map
- Exhibit B: Reduced Photocopies of Plans
- Exhibit C: Barn Square Footage Analysis Table
- Exhibit D: Letter from Chris Nelson, Land Surveyor
- Exhibit E: Planning Commission Minutes for April 5, 2007
- Exhibit F: April 5, 2007 Staff Report
- Exhibit G: Renderings of Residence and Barn



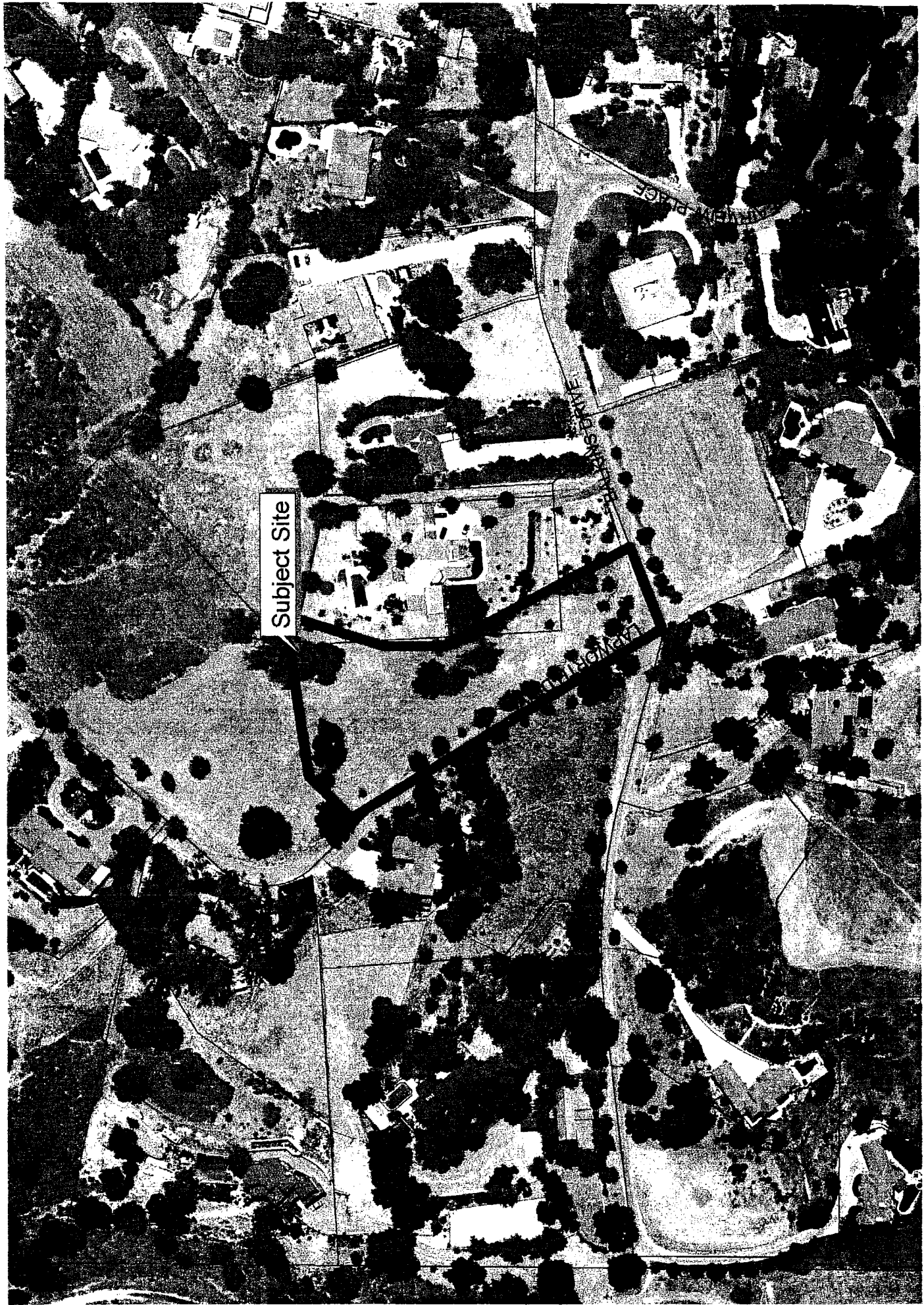
**CONDITIONAL USE PERMIT CASE NO. 06-CUP-008  
AND OAK TREE PERMIT NO. 06-OTP-017**

**FOR THE PROPERTY LOCATED AT  
5952 LAPWORTH DRIVE, AGOURA HILLS**

**EXHIBIT A**

**VICINITY MAP**

**CONDITIONAL USE PERMIT CASE NO. 06-CUP-008  
AND OAK TREE PERMIT CASE NO. 06-OTP-017 (2055-022-073) EDWARDS**





**CONDITIONAL USE PERMIT CASE NO. 06-CUP-008  
AND OAK TREE PERMIT NO. 06-OTP-017**

**FOR THE PROPERTY LOCATED AT  
5952 LAPWORTH DRIVE, AGOURA HILLS**

**EXHIBIT B**

**REDUCED COPIES OF PLANS**



**NOT FOR CONSTRUCTION**

**A-1**

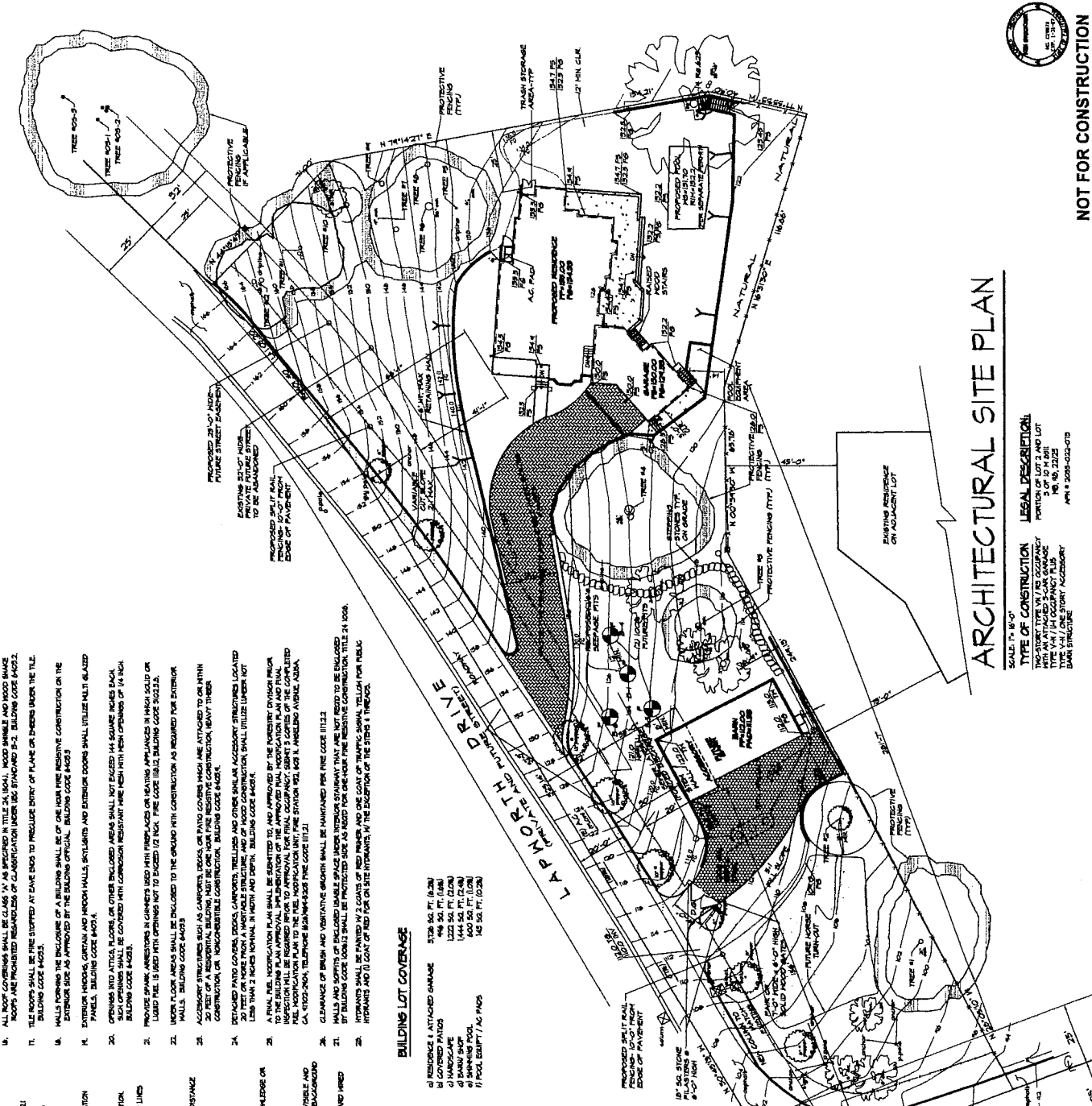
**KEN STOCKTON / ARCHITECTS**  
 BRUCE SHINDELUS  
 ARCHITECTS  
 3800 N. ACADEMY ROAD, SUITE 204, CA 94022  
 (415) 948-7444 FAX: (415) 948-7404

**EDWARDS RESIDENCE**  
 SINGLE FAMILY CUSTOM HOME  
 CORNER OF LAFOROTH & BALKINS  
 OLD ASOLERA, CA 94501

**ARCHITECTURAL SITE PLAN**  
 PROJECT NAME  
 DRAWN: R.K.S.  
 DATE: 08/20/01  
 PLAN NO.: 07/21/01  
 REVISIONS:

**ARCHITECTURAL SITE PLAN**

SCALE: 1" = 30'-0"  
**LEGAL DESCRIPTION:**  
 TWO STORY TYPE V.H. OCCUPANCY  
 PORTION OF LOT 2 AND LOT  
 3 OF P 10 H 881  
 WITH A 1/4 AC COMPANY AND  
 1/4 AC, 10/22/2001  
 TYPE V.H. / ONE STORY ACCESSORY  
 BUNK STRUCTURE  
 APR 1 2002 02:07:03



**BUILDING LOT COVERAGE**

RESIDENCE & ATTACHED GARAGE	3728 SQ. FT. (8.26)
COVERED PATIOS	494 SQ. FT. (1.14)
SHRUBS	1444 SQ. FT. (3.24)
SHIPPING POOL	400 SQ. FT. (0.91)
POOL DECK/TOP PATIOS	142 SQ. FT. (0.32)

**LOT COVERAGE**

PROPOSED	1.38 ACRES (59,450 SQ. FT.)
ALLOWED HEIGHT	14'-0" MAX. (4260 SQ. FT.)
32'-0" FT.	50'-0" MAX.
2ND FLOOR	2,807 SQ. FT.
3RD FLOOR	2,479 SQ. FT.
TOTAL HOUSE AREA	5,286 SQ. FT.
ATTACHED GARAGE	674 SQ. FT.
COVERED PATIOS	494 SQ. FT.
TOTAL STRUCTURES	22,222 SQ. FT.

8. POST NO. MARKING - FIRE LINE SHALL SHOW VEHICULAR ACCESS ROADS. FIRE CODE 404.2.
9. ALL ROOF COVERINGS SHALL BE CLASS 'A' AS SPECIFIED IN TITLE 24, LOCAL. WOOD SHAKE AND WOOD SHAKE ROOFS ARE PROHIBITED. REQUIREMENTS OF CLASSIFICATION UNDER 16.5. BUILDING CODE 404.2.
10. TILE ROOFS SHALL BE FIRE STOPPED AT EAVE ENDS TO PRECLUDE ENTRY OF FLAME OR EMBERS UNDER THE TILE. BUILDING CODE 404.3.
11. WALLS FORMING THE ENCLOSURE OF A BUILDING SHALL BE OF ONE HOUR FIRE RESISTIVE CONSTRUCTION ON THE EXTERIOR SIDE AS APPROVED BY THE BUILDING OFFICIAL. BUILDING CODE 404.3.
12. EXTERIOR WOODS, GRASS AND WOODEN WALLS, BUILT-UPS AND EXTERIOR DOORS SHALL UTILIZE MULTI-LAYERED PANELS. BUILDING CODE 404.4.
13. OPENINGS INTO ATTIC FLOORS OR OTHER ENCLOSED AREAS SHALL NOT EXCEED 144 SQUARE INCHES EACH. SUCH OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH MIN. OPENINGS OF 1/8 INCH. BUILDING CODE 404.5.
14. PROVIDE SPARK ARRESTORS IN CHIMNEYS USED FOR FIREPLACES OR HEATING APPLIANCES IN WHICH SOLID OR LIQUID FUEL IS USED WITH OPENINGS NOT TO EXCEED 1/2 INCH. FIRE CODE 1801.2, BUILDING CODE 502.2.2.
15. WALLS, BUILDING CODE 404.3.
16. ACCESSORY STRUCTURES SUCH AS CARPORTS, DOCKS, OR PATIO COVERS WHICH ARE ATTACHED TO OR WITHIN 20 FEET OF A RESIDENTIAL BUILDING MUST BE ONE HOUR FIRE RESISTIVE CONSTRUCTION. (SEAT) THERE CONSTRUCTION OR NON-FIRE RESISTIVE CONSTRUCTION. BUILDING CODE 404.3.
17. DETACHED PATIO COVERS, DOCKS, CHIMNEYS, TRELLEDES AND OTHER SIMILAR ACCESSORY STRUCTURES LOCATED WITHIN 20 FEET OF A RESIDENTIAL BUILDING SHALL UTILIZE LUMBER NOT LESS THAN 2 INCHES NOMINAL IN WIDTH AND DEPTH. BUILDING CODE 404.3.
18. A FINAL FIRE INSPECTION PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE FIRE DEPARTMENT PRIOR TO THE BUILDING PLAN APPROVAL. IMPLEMENTATION OF THE APPROVED FINAL INSPECTION PLAN AND FINAL INSPECTION SHALL BE REQUIRED PRIOR TO APPROVAL FOR FINAL OCCUPANCY. SUBMIT 3 COPIES OF THE COMPLETED FIRE INSPECTION PLAN TO THE FIRE DEPARTMENT AT THE FIRE STATION 1021, 805 E. HANDELSON AVENUE, ASHLAND, CA 95521-2004. TELEPHONE (530) 938-3333. FIRE CODE 1801.2.
19. CLEARANCE OF BRUSH AND VOLATILE GROUND SHALL BE MAINTAINED FOR FIRE CODE 1801.2.
20. HYDRANTS SHALL BE RATED BY 2 COULDS OF 150 GPM AND ONE COULDS OF 100 GPM. CHECK FOR PUBLIC HYDRANTS AND 1/2 COULDS OF 150 GPM ON SITE HYDRANTS IN THE EXISTENCE OF THE STREETS & TRUNKS.

1. PROVIDER AND INDICATE ON THE PLAN THE DEPARTMENT ACCESS OR VEHICULAR TURN-AROUND IN ACCORDANCE WITH SPECIFICATIONS BELOW.
  - A. PROVIDE A MINIMUM UNOBSTRUCTED WIDTH OF 10 FEET.
  - B. PROVIDE A MINIMUM UNOBSTRUCTED TURN RADIUS.
2. THE REQUIRED FIRE FLOW FOR PUBLIC FIRE DEPARTMENTS AT THIS LOCATION IS 250 GPM @ 150 PSI. PROVIDE TURN-AROUND OF 180 DEGREES OVER AND AROUND TURN-AROUND TURNING POINTS.
3. ALL HYDRANTS SHALL BE 4" x 4" x 4" LOT. BRASS OR BRONZE. COMPENSATE TO CURRENT AMPS STANDARD CODES OR APPROVED EQUAL HYDRANTS SHALL BE INSTALLED PER SPECIFICATION OF THE LOS ANGELES COUNTY WATER ORDINANCE NO. 73884, (TITLE 20) UTILITY MANUAL, SECTION 4.0 TO 4.8.
4. VEHICULAR ACCESS MUST BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION ON SITE PLAN, WHICH ALL SHOWS THE DEPARTMENT (A) WITHIN 500' AND 100 FEET OF ALL PROPERTY LINES AND CALL OUT HYDRANT SIZE AND DEPARTMENT TO PROPERTY LINES. REQUIREMENTS MAY BE MADE AFTER THIS INFORMATION IS SUPPLIED.
5. COMPLETE AND RETURN WATER AVAILABILITY FORM (B) / (N).
6. ON SITE PLAN, INDICATE OCCUPANCY, TYPE OF CONSTRUCTION AND PROVIDE THE CENTER LINE DISTANCE FROM EXISTING CROSS STREET.
7. PROVIDE A ONE HOUR FIRE RESISTIVE AREA / SEPARATION SEPARATION BETWEEN THE TWO BUILDINGS. TABLE 519 ON TITLE 24, TABLE 2.4.8.
8. FIRE RESISTIVE ASSEMBLIES FOR PROTECTION OF OPENINGS TO COMPLY WITH TITLE 24, LOCAL.
9. EIGHTY AND HEIGHT OF REQUIRED EXIST DEPARTMENTS TO COMPLY WITH TITLE 24, LOCAL.
10. BUILDING ADDRESS MARKINGS TO BE PROVIDED ON THE FRONT OF ALL BUILDINGS AND SHALL BE VISIBLE AND LEGIBLE FROM STREET FRONTING THE PROPERTY. SAID MARKINGS SHALL CONTRAST WITH THEIR BACKGROUND. FIRE CODE 105.4.4.
11. COMPLY WITH TITLE 24, LOCAL REGARDING FIRE ALARMS SYSTEMS. SMOKE DETECTORS TO BE WARD WIRED WITH A BATTERY BACKUP.
12. COMPLY WITH TITLE 24, LOCAL REGARDING ACCESS.





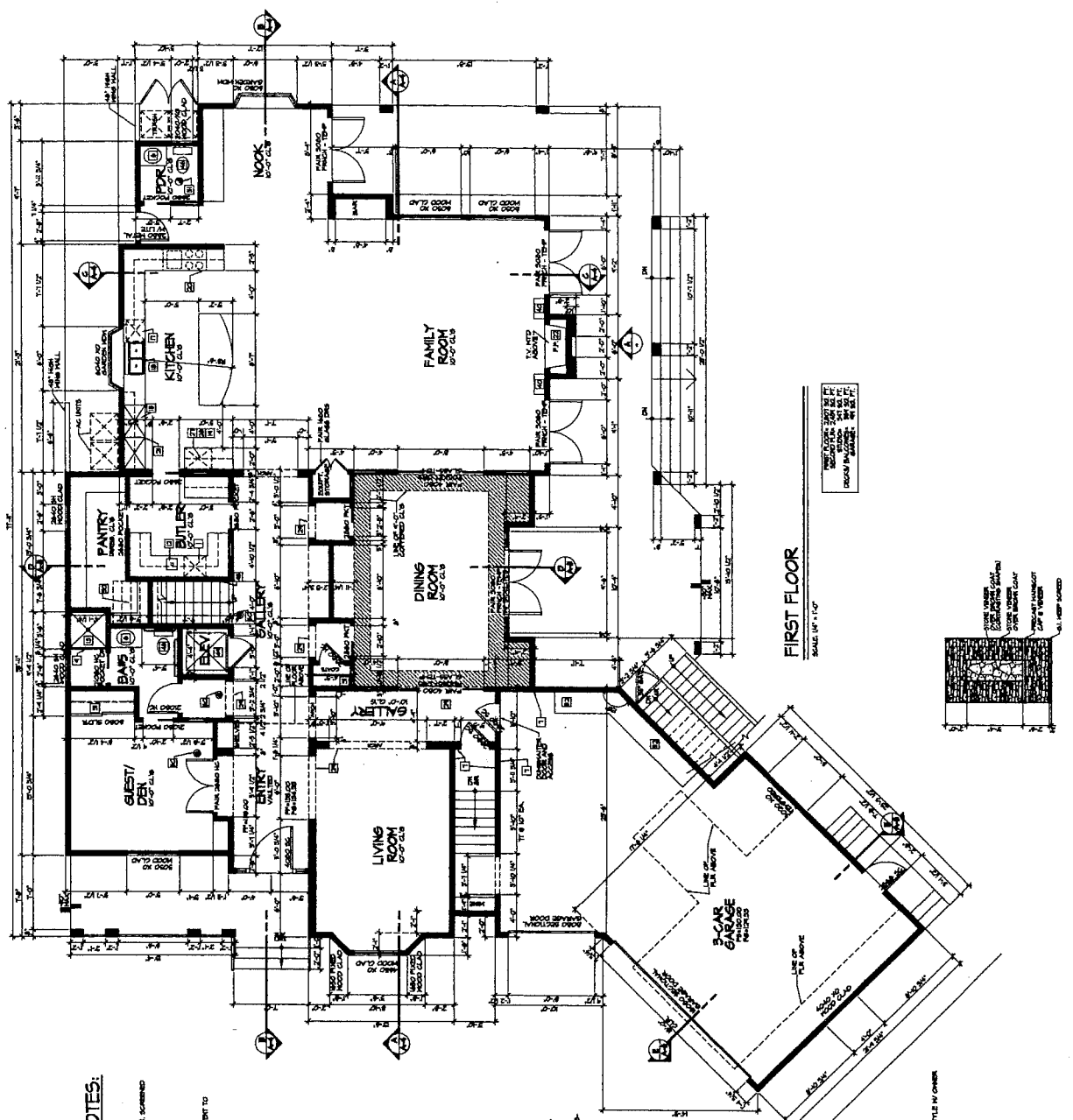
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KEN STOCKTON / BRUCE SHINDLEUS ARCHITECTS

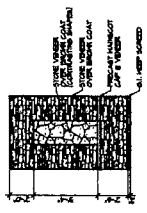
PROJECT NAME: EDWARDS RESIDENCE  
SINGLE FAMILY RESIDENCE  
14001 N. AGORA ROAD, MENLO PARK, CALIFORNIA, CA 94025  
DATE: 02/27/08  
DRAWN: R.K.E.  
CHECKED: J.W.C.  
PROJECT NO.: 080207

DR. J. L. PETERSON

NOT FOR CONSTRUCTION



FIRST FLOOR  
SCALE 1/4" = 1'-0"



CHIMNEY ELEVATION  
SCALE 1/4" = 1'-0"

FLOOR PLAN KEYNOTES:

- 1) 2" COMMERCIAL DISHWASHER UNIT
- 2) COMBINATION AIR VENT FOR WATER HEATER, AS SHOWN
- 3) FIVE BATHS, 2 1/2" x 2 1/2" HUB ONLY, FLOOR WITH CONCRETE
- 4) 2" W. JAMES (TYP)
- 5) 1/4" O.D. 1/2" HUB PLASTIC STRAP TO HALL, VERT TO CEILING AS THE EXT. HALL
- 6) LAVATORY SINK & FAUCET
- 7) 1/2" DIA. TYPE 'B' TUBE AND STRAINER, 1/2" DIA. TYPE 'B' TUBE AND STRAINER AT ALL SINKS
- 8) ALL HALLS SUPPORTING 2ND FLOOR, OTHER SHOWN
- 9) 1/2" DIA. TYPE 'B' TUBE AND STRAINER, 1/2" DIA. TYPE 'B' TUBE AND STRAINER AT ALL SINKS
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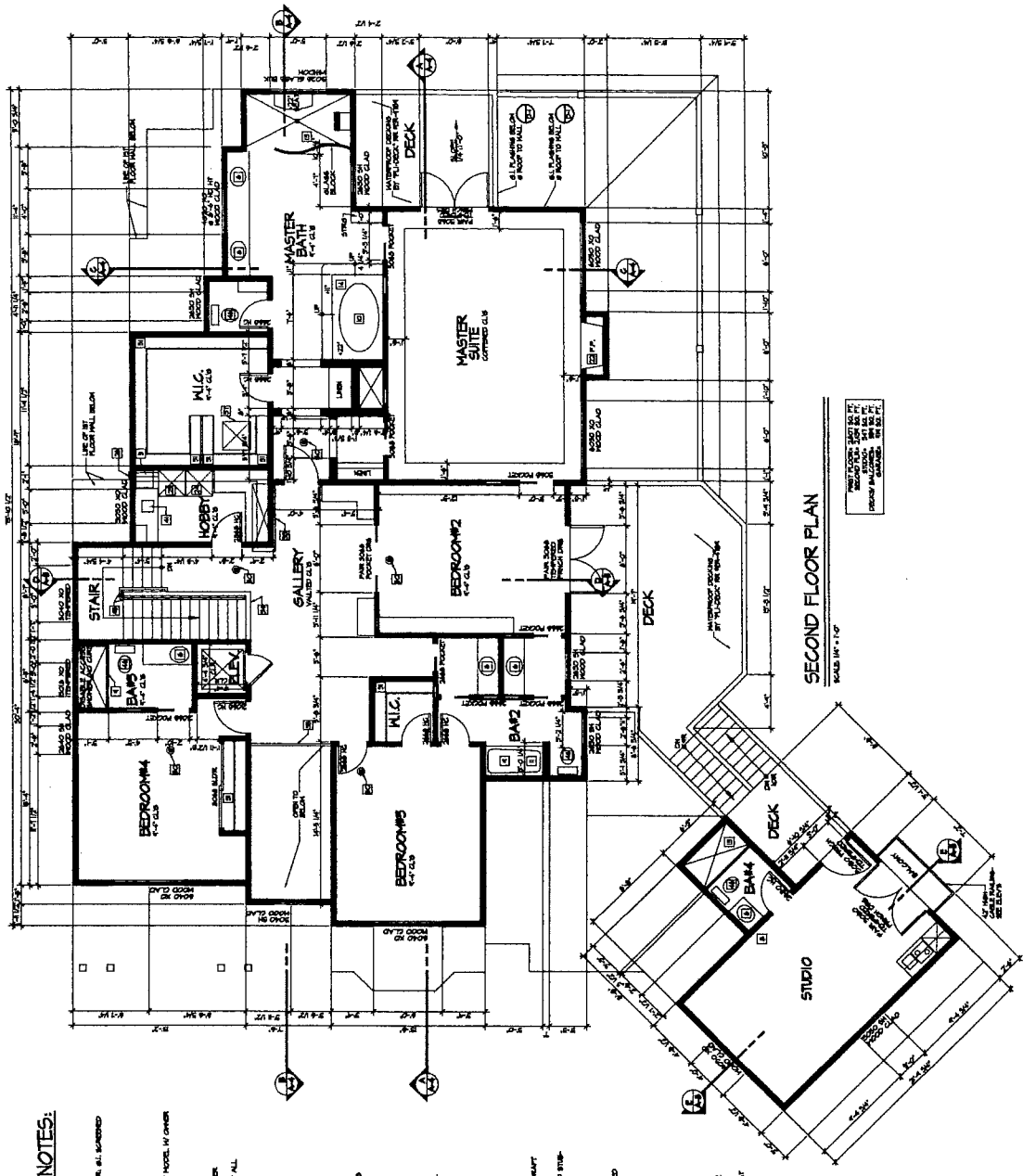
NOT FOR CONSTRUCTION

A-3

KEN STOCKTON / ARCHITECTS  
BRUCE SHINDLELLUS  
DRAWN: R.K.S.  
DATE: 03/27/08  
PROJECT: EDWARDS RESIDENCE

EDWARDS RESIDENCE  
SINGLE FAMILY CUSTOM HOME  
14500 N. AGORA ROAD, PHASE 2, CA 94503  
PROJECT: 03/27/08  
DATE: 03/27/08  
DRAWN: R.K.S.  
PROJECT: EDWARDS RESIDENCE

SECOND STORY FLOOR PLAN



SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

FLOOR PLAN KEYNOTES:

- 1. 24" COMMERCIAL DIMENSIONER SET
- 2. CONSTRUCTION AIR VENT FOR WATER HEATER, ALL SCHEDULED
- 3. FIVE SHIPPERS, 2 1/2" x 3 1/2" HIGH BALK, 1/2" DIA. WITH CORNERKIT
- 4. 2" AIR JAMB (TYP)
- 5. THINSLIP BOARD WATER HEATER - VERIFY MODEL BY OWNER
- 6. LAUNDRY SINK & FRIDGE
- 7. 3/8" TYPE "X" 6"X6" TYP. AND STANCHION  
A. FLOOR FLOOR TO ROOF BEARING AT ALL  
B. FLOOR FLOOR TO FLOOR BEARING AT ALL  
C. FLOOR FLOOR TO FLOOR BEARING AT ALL  
D. COLLAR AND WALL OF FLOOR ABOVE  
E. CONT. TO ROOF BEARING
- 8. MEDICINE CABINET
- 9. SHOWER RESISTANT ENCLOSURE
- 10. TUB 36" x 60" OVAL
- 11. TRENCHES, 1/2" x 1/2" TYP. BY CEILING  
A. TILE THROUGH 1/2" HIL HEIGHT ABOVE TUB  
B. TILE THROUGH 1/2" HIL HEIGHT ABOVE TUB
- 12. 1/2" SQUARE SINK IN GARDENSIDE CORNERHALL
- 13. SQUARE SINK IN GARDENSIDE CORNERHALL
- 14. SQUARE SINK IN GARDENSIDE CORNERHALL
- 15. SQUARE SINK IN GARDENSIDE CORNERHALL
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- 99. SQUARE SINK IN GARDENSIDE CORNERHALL
- 100. SQUARE SINK IN GARDENSIDE CORNERHALL

SHOWER DETECTOR LAMP/ALARM IN BATTERY BACKUP AND LOW BATTERY SIGNAL  
SHOWER FAN- THE BLADE CHANGED FOR FOG



NOT FOR CONSTRUCTION

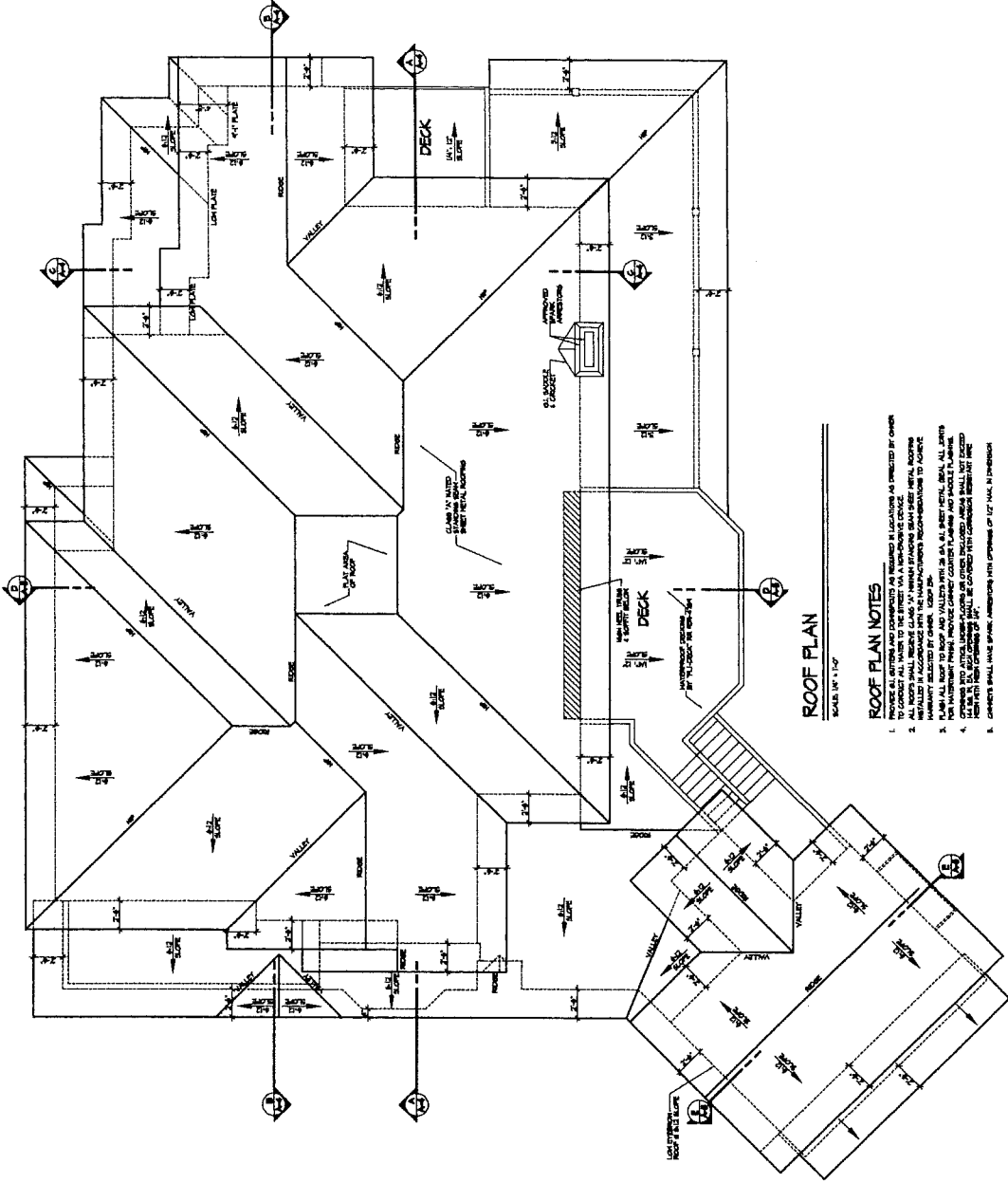
A-4

KEN STOCKTON /  
ARCHITECTS  
3000 W. AGOURA ROAD, SUITE 100, AGOURA HILLS, CA 91301  
(818) 844-4444 FAX: (818) 844-4400

PROJECT NAME  
EDWARDS RESIDENCE  
SINGLE FAMILY CUSTOM HOME  
LAWORTH & BARKINS DR  
AGOURA HILLS, CA 91301

REVISIONS  
DATE: 02/20/17  
DRAWN: K.S.

ROOF PLAN



**ROOF PLAN NOTES**

1. PROVIDE ALL EXTRA AND COMMENTS AS REQUIRED IN LOCATIONS AS INDICATED BY OWNER TO CORRECT ALL WATER TO THE STREET VIA A NON-PUMPING DEVICE.
2. PROVIDE ALL FLASHING AND FLASHING DETAILS AS SHOWN AND AS REQUIRED BY THE MANUFACTURER'S RECOMMENDATIONS TO AGENT MANUFACTURER SELECTED BY OWNER. VERIFY IN.
3. PROVIDE ALL FLASHING AND FLASHING DETAILS AS SHOWN AND AS REQUIRED BY THE MANUFACTURER'S RECOMMENDATIONS TO AGENT MANUFACTURER SELECTED BY OWNER. VERIFY IN.
4. PROVIDE ALL FLASHING AND FLASHING DETAILS AS SHOWN AND AS REQUIRED BY THE MANUFACTURER'S RECOMMENDATIONS TO AGENT MANUFACTURER SELECTED BY OWNER. VERIFY IN.
5. CONTRACTOR SHALL VERIFY ALL FLASHING WITH CONTRACTOR WITH CONTRACTOR'S REPRESENTATIVE.

**ATTIC VENTILATION**

TOTAL REQUIRED ATTIC AREA IS 127 SQUARE FEET. TOTAL REQUIRED ATTIC AREA IS 127 SQUARE FEET. TOTAL REQUIRED ATTIC AREA IS 127 SQUARE FEET. TOTAL REQUIRED ATTIC AREA IS 127 SQUARE FEET. TOTAL REQUIRED ATTIC AREA IS 127 SQUARE FEET.

ROOF PLAN  
SCALE: 1/4" = 1'-0"



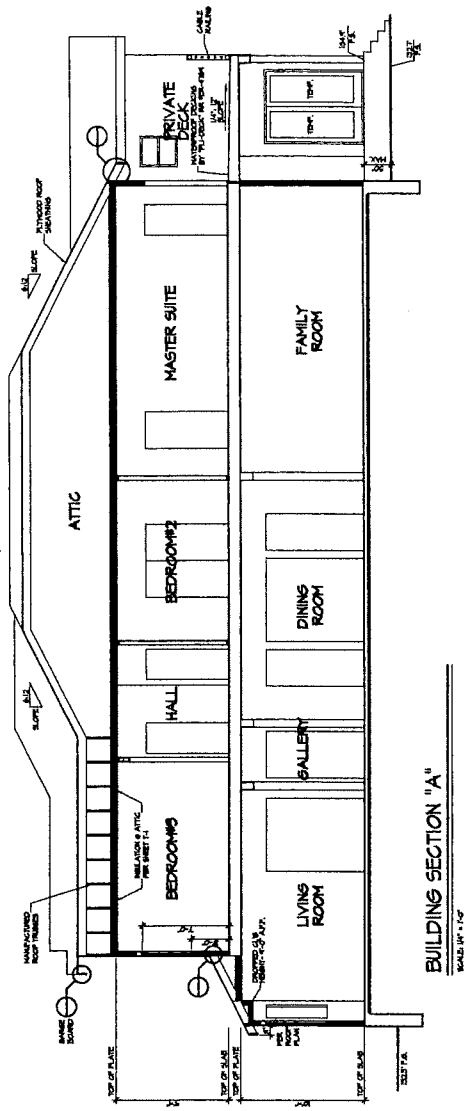
**NOT FOR CONSTRUCTION**

**KEN STOCKTON / BRUCE SHINDELUS ARCHITECTS**  
 3800 N. ASPEN ROAD, SUITE 100, CALIFORNIA, CA 92022  
 (760) 442-4445 FAX (760) 442-4444

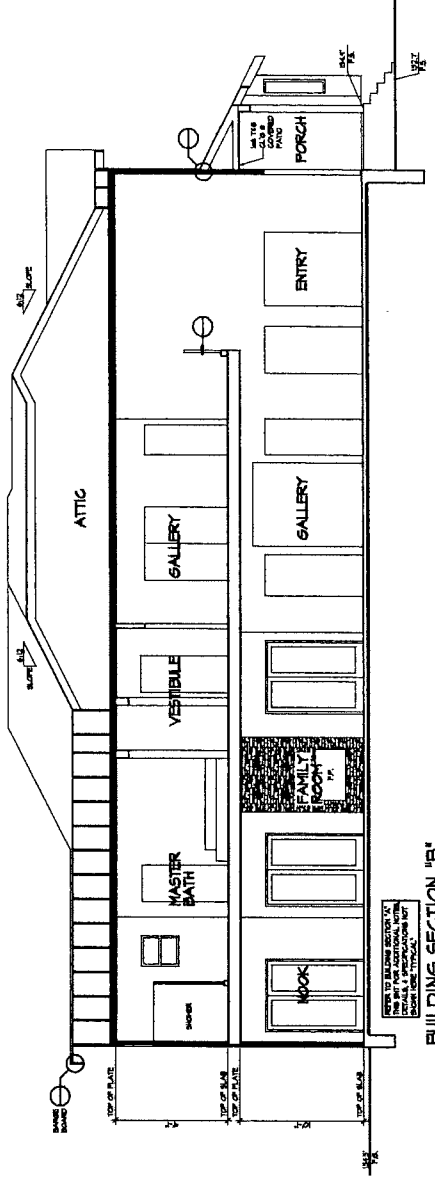
**EDWARDS RESIDENCE**  
 PROJECT NAME: EDWARDS RESIDENCE  
 CLIENT: K. S. EDWARDS  
 DATE: 02/10/08  
 DRAWING: BUILDING CROSS SECTIONS

DEVELOPER: SINGLE FAMILY CUSTOM HOME  
 ARCHITECT: BRUCE SHINDELUS  
 LOCATION: ASFORD HILLS, CA 91601

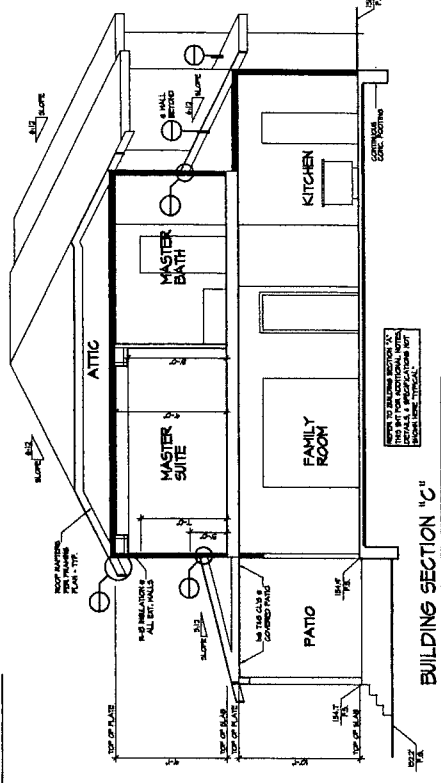
**BUILDING SECTION "A"**  
 SCALE 1/4" = 1'-0"



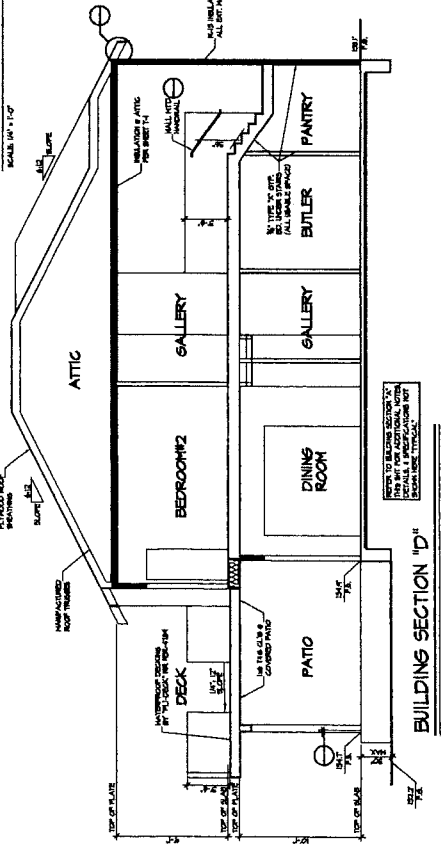
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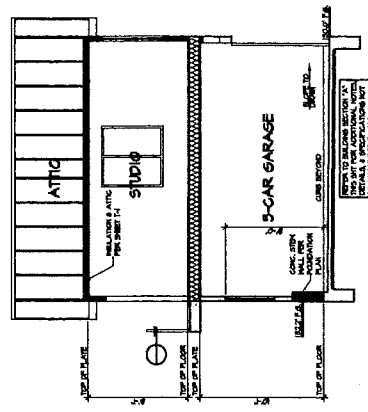
**BUILDING SECTION "C"**  
 SCALE 1/4" = 1'-0"



**BUILDING SECTION "D"**  
 SCALE 1/4" = 1'-0"



**BUILDING SECTION "E"**  
 SCALE 1/4" = 1'-0"





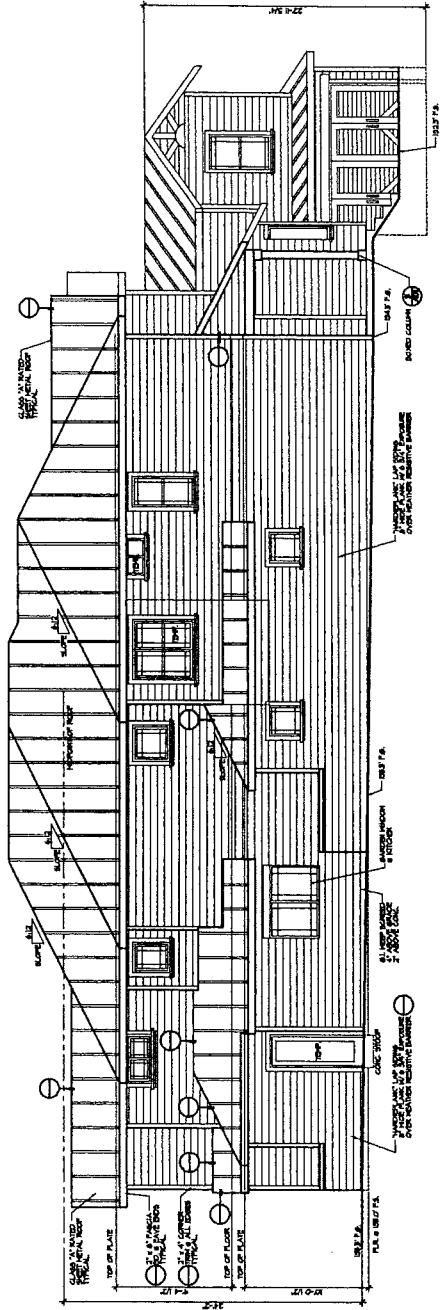
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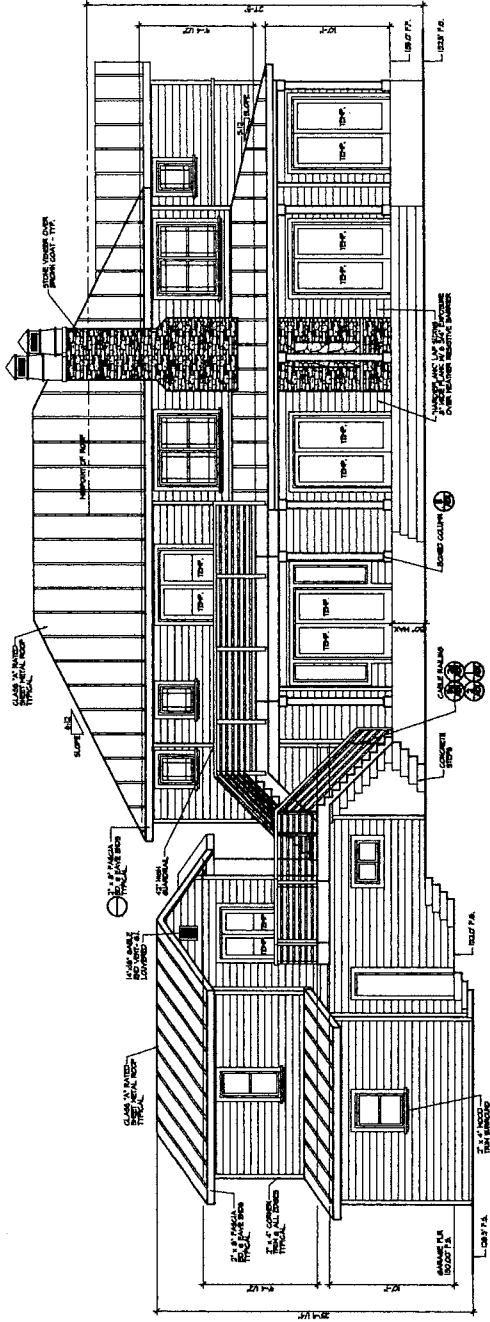
**KEN STOCKTON /  
BRUCE SHINDELUS  
ARCHITECTS**  
2000 K AGOURA ROAD, PHOENIX 85024, CALIFORNIA, CA 91302  
(626) 964-4445 FAX (626) 964-9671

**ENTROR ELEVATIONS**  
PROJECT NAME  
SINGLE FAMILY CUSTOM HOME  
EDWARDS RESIDENCE  
LAWRENCE & BALKING DR.  
ASOCCA HILLS, CA 91301  
DATE 02/20/07  
DRAWN R.K.S.  
REVISIONS

DEVELOPER



**WEST ELEVATION**  
SCALE 1/4" = 1'-0"



**EAST ELEVATION**  
SCALE 1/4" = 1'-0"



NOT FOR CONSTRUCTION

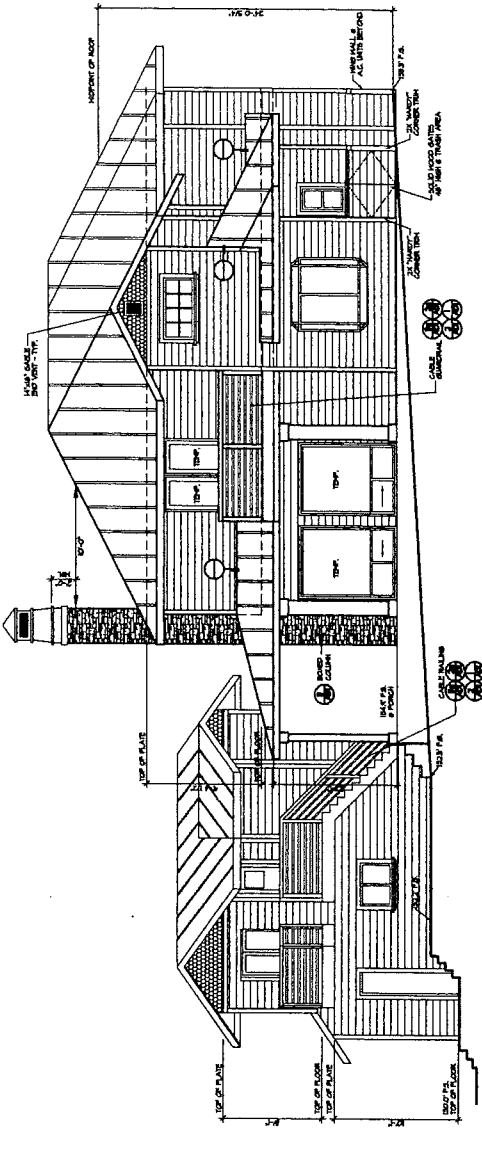
A-7

SHEET NO.

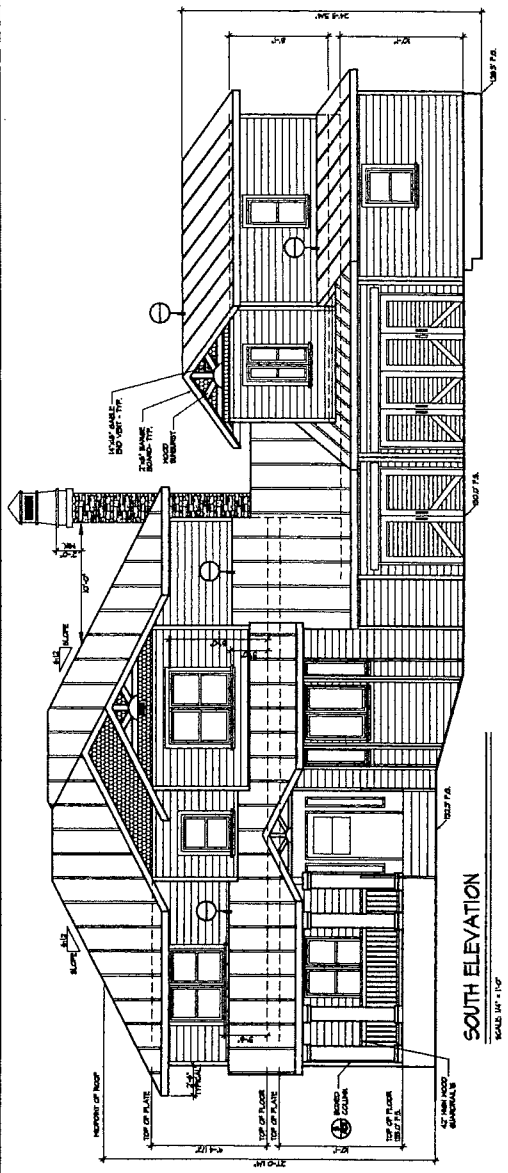
KEN STOCKTON /  
BRUCE SHINDLUS  
ARCHITECTS  
3800 N. MADISON ROAD, P.O. BOX 244, CHANAMA, CA 91301  
(916) 884-1445 FAX (916) 884-1403

EXTERIOR ELEVATIONS  
DRAWN: R. K. S.  
DATE: 02/20/01  
CHECKED: D. G. S.  
PROJECT: EDWARDS RESIDENCE

PROJECT NAME: EDWARDS RESIDENCE  
SINGLE FAMILY CUSTOM HOME  
LAWRENCE & BALKINS DR  
ASSORA HILLS, CA 91301  
DEVELOPER:



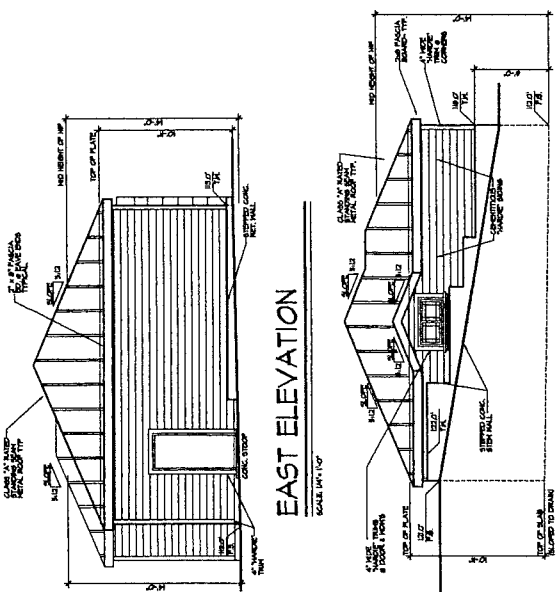
NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



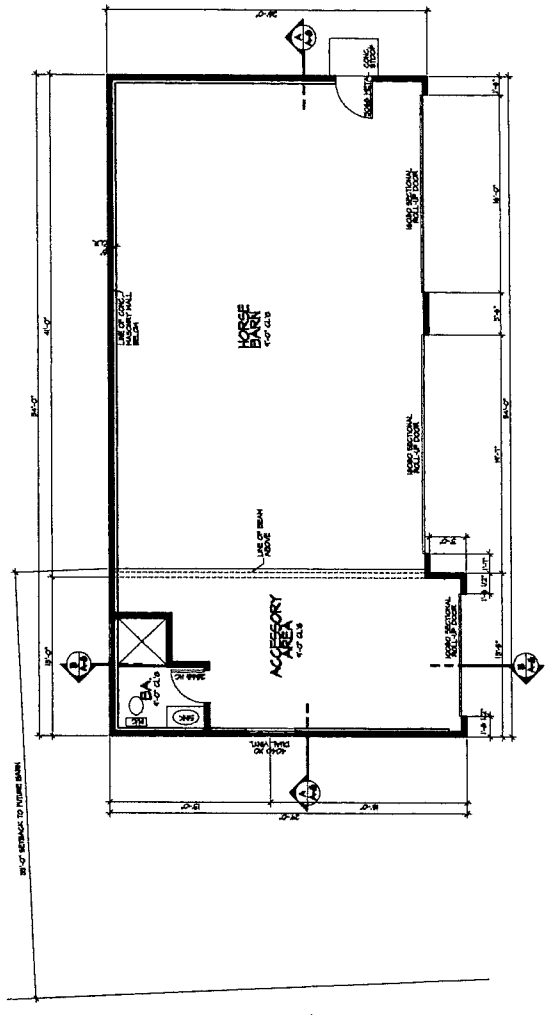
SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



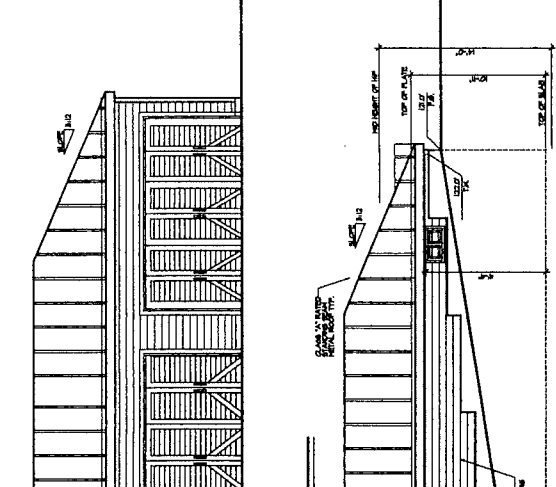
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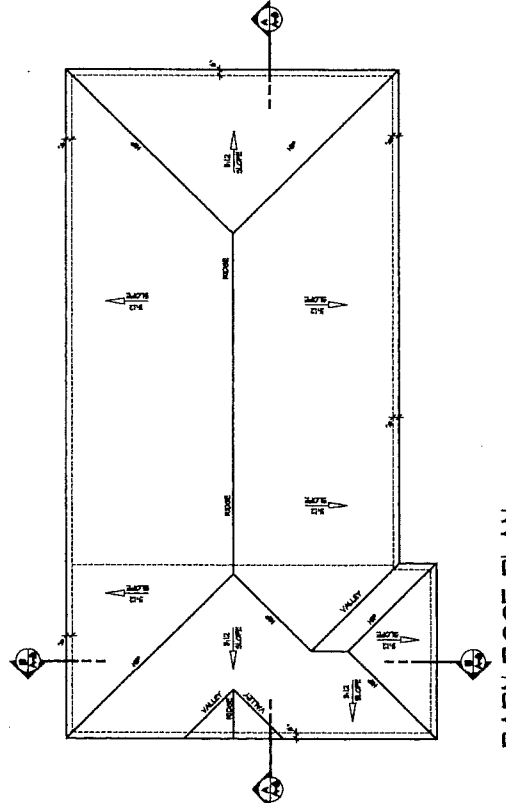
**WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**BARN FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



**NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



**BARN ROOF PLAN**  
 SCALE: 1/4" = 1'-0"

**ATTIC VENTILATION**

TOTAL ATTIC AREA REQUIRED TO BE VENTILATED PER IBC 703.5.1.1 IS 1,100 SQ. FT. THIS PLAN PROVIDES 1,100 SQ. FT. OF FREE VENT AREA. (4) SQUARE ATTIC VENTS PROVIDED: 4" x 28" x 1.25" DIA. VENT.

**ROOF PLAN NOTES**

1. PROVIDE ALL GUTTERS AND DOWNSPUTTERS AS INDICATED IN LOCATIONS AS DIRECTED BY OWNER.
2. ALL ROOF SHALL RECEIVE GLASS "X" TYPICAL PLYWOOD SHEATHING.
3. ALL ROOF SHALL RECEIVE 1/2" MIN. INSULATION WITH 1/2" MIN. AIR SPACE ABOVE INSULATION.
4. FLASH ALL ROOF AND VALLEYS WITH 3" x 6" x 1/8" SHEET METAL, DRAIN ALL JOINTS.
5. FOR NEIGHBORHOODS WITHIN 100' OF PROPERTY LINE, PROVIDE CORNER FLASHING AND BRICKLE FLASHING.

SCALES: 1/4" = 1'-0" DIMENTS: AREA NOT INCLUDED IN VENTILATION CALCULATOR



NOT FOR CONSTRUCTION

A-10

KEN STOCKTON /  
BRUCE SHINDELUS  
ARCHITECTS

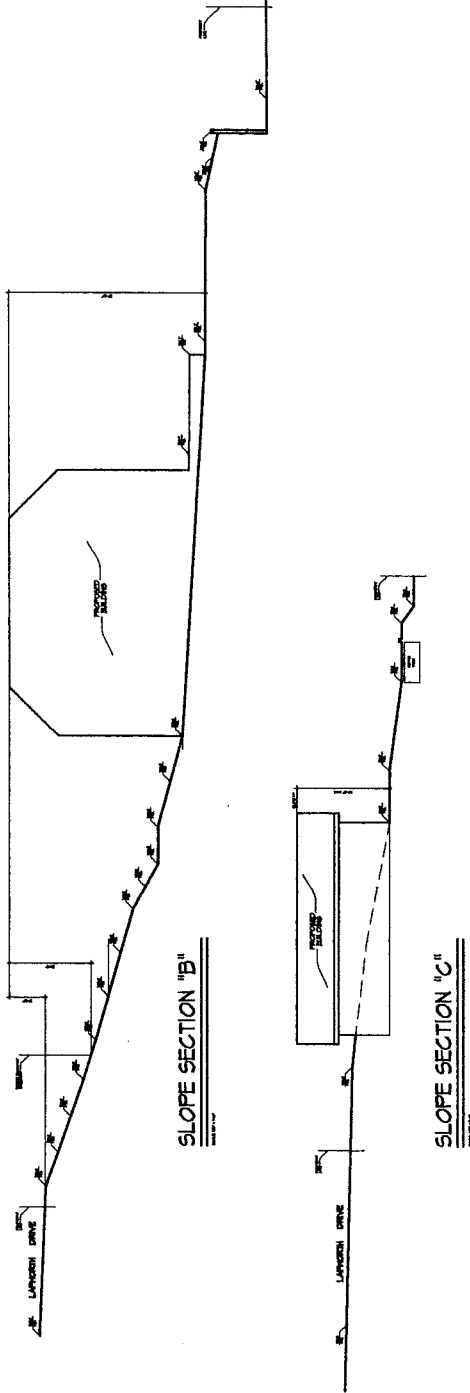
3800 N. AGOURA ROAD, P.O. BOX 244, CALAMAR, CA 91905  
(949) 848-4444 FAX (949) 848-4444

ARCHITECTURAL SITE PLAN

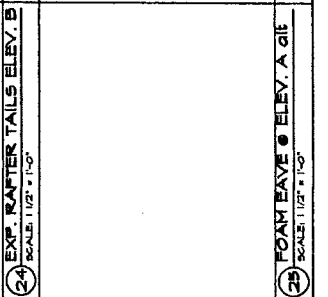
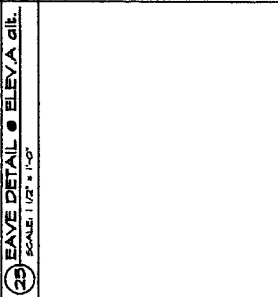
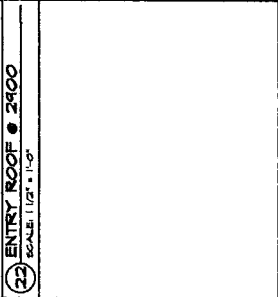
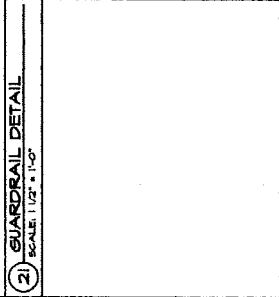
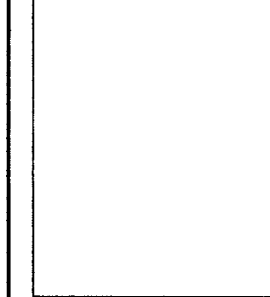
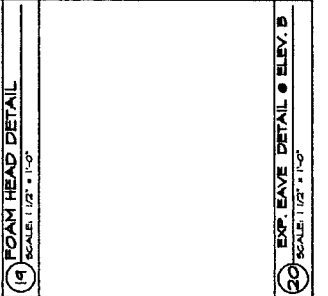
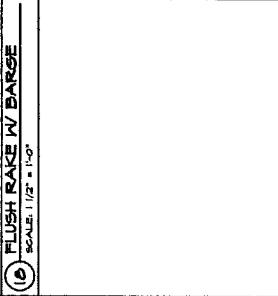
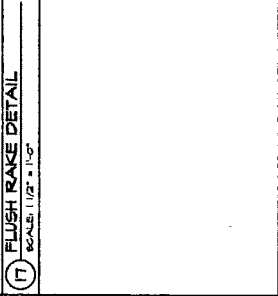
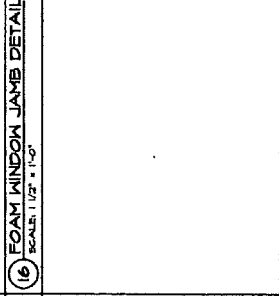
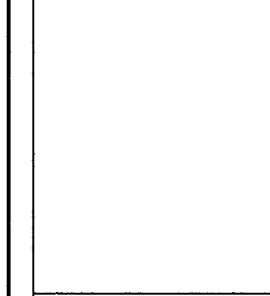
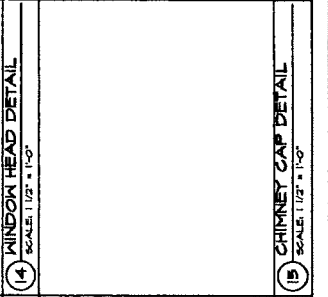
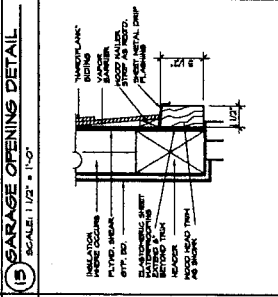
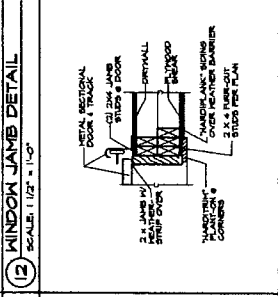
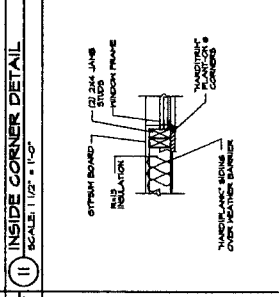
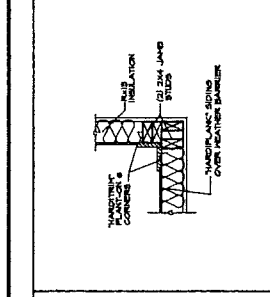
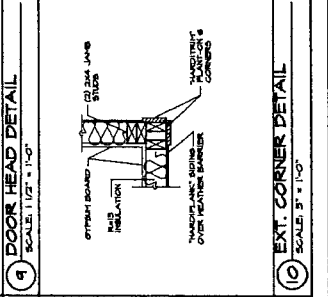
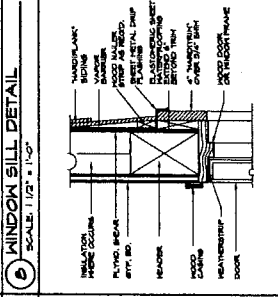
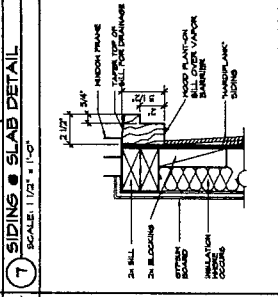
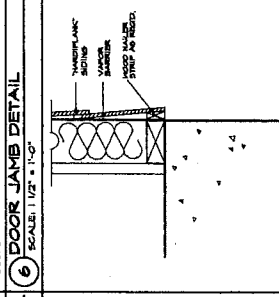
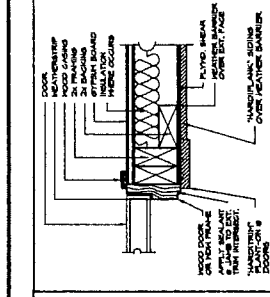
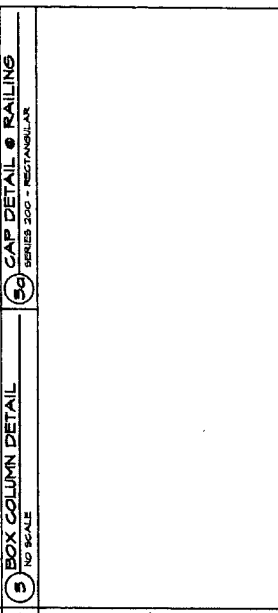
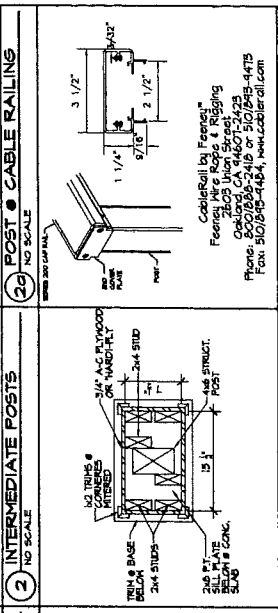
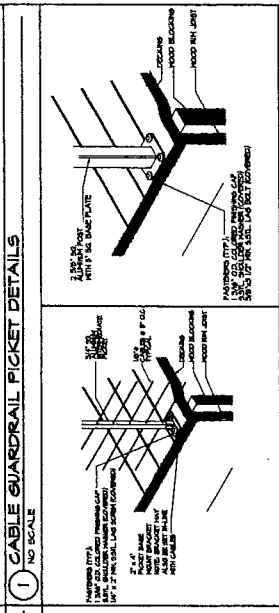
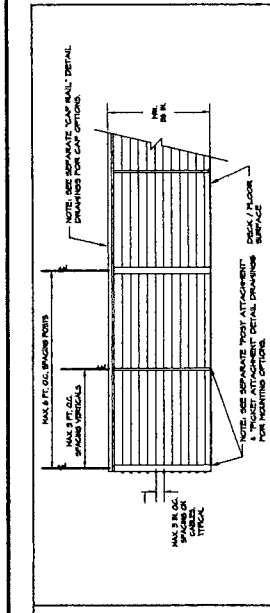
PROJECT NAME	EDWARDS RESIDENCE
DATE	02/29/08
DRAWN BY	R.K.S.
REVISIONS	
DATE	02/29/08
PLANNING	
PLAN DATE	
PROJECT	

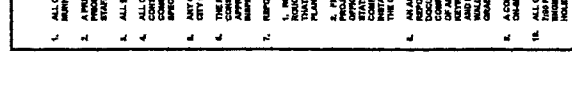
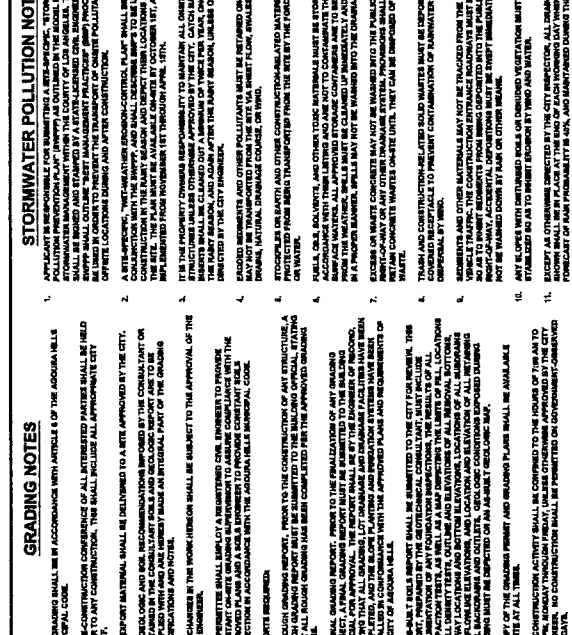
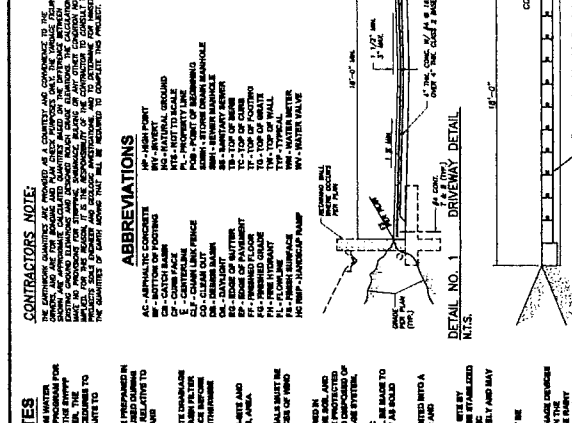
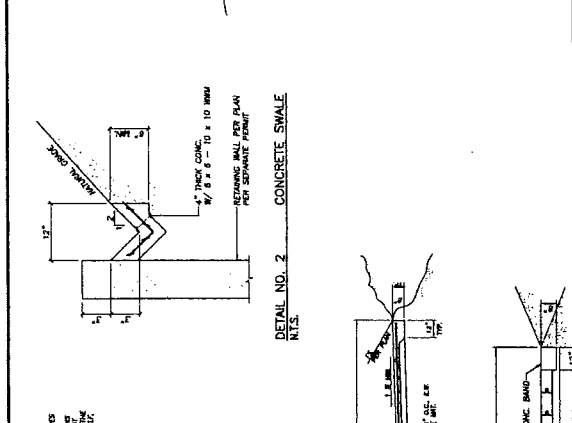
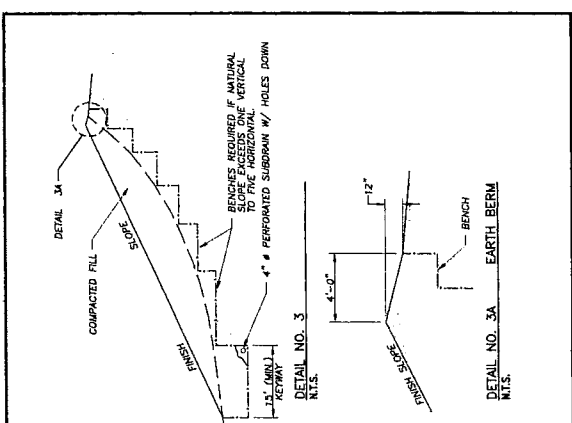
PROJECT NAME  
EDWARDS RESIDENCE  
SINGLE FAMILY CUSTOM HOME  
CORNER OF LAYMOUTH & BALKINS  
OLD AGOURA, CA 91501

DEVELOPER









**CONTRACTORS NOTE:**

1. ALL GRADING SHALL BE IN ACCORDANCE WITH ARTICLES 8 OF THE AGOURA HILLS MUNICIPAL CODE.

2. A PRELIMINARY CONFORMANCE OF ALL INTERESTED PARTIES SHALL BE HELD TO THE CITY.

3. ALL EXISTING MATERIAL SHALL BE REMOVED TO A SITE APPROVED BY THE CITY.

4. ALL EXISTING AND NEW RECOMMENDATIONS IMPROVED BY THE CONSULTANT OR CONTAINED IN THE CONSULTANT'S REPORT AND DECISION REPORT ARE TO BE CONSIDERED AND THE ABOVE PLANNING AND PRELIMINARY PART OF THE GRADING AND EROSION CONTROL PLAN.

5. ALL CHANGES IN THE WORK ORDER SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.

6. THE PERMITTEE SHALL EMPLOY A REGISTERED CIVIL ENGINEER TO PROVIDE CONSTANT ON-SITE SUPERVISION TO ASSURE COMPLIANCE WITH THE SPECIFICATIONS IN ACCORDANCE WITH THE AGOURA HILLS MUNICIPAL CODE.

7. REPORTS REQUIRED:

- SOILS REPORT
- EROSION CONTROL PLAN
- GRADING PLAN
- CONSTRUCTION PLAN
- CONSTRUCTION REPORT
- CONSTRUCTION PLAN
- CONSTRUCTION REPORT

**GRADING NOTES:**

1. ALL GRADING SHALL BE IN ACCORDANCE WITH ARTICLES 8 OF THE AGOURA HILLS MUNICIPAL CODE.

2. A PRELIMINARY CONFORMANCE OF ALL INTERESTED PARTIES SHALL BE HELD TO THE CITY.

3. ALL EXISTING MATERIAL SHALL BE REMOVED TO A SITE APPROVED BY THE CITY.

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7. REPORTS REQUIRED:

- SOILS REPORT
- EROSION CONTROL PLAN
- GRADING PLAN
- CONSTRUCTION PLAN
- CONSTRUCTION REPORT
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- CONSTRUCTION REPORT

**STORMWATER POLLUTION NOTES:**

1. ALL STORMWATER POLLUTION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE AGOURA HILLS MUNICIPAL CODE.

2. ALL STORMWATER POLLUTION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE AGOURA HILLS MUNICIPAL CODE.

3. ALL STORMWATER POLLUTION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE AGOURA HILLS MUNICIPAL CODE.

4. ALL STORMWATER POLLUTION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE AGOURA HILLS MUNICIPAL CODE.

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**STORMWATER POLLUTION NOTES:**

1. ALL STORMWATER POLLUTION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE AGOURA HILLS MUNICIPAL CODE.

2. ALL STORMWATER POLLUTION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE AGOURA HILLS MUNICIPAL CODE.

3. ALL STORMWATER POLLUTION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE AGOURA HILLS MUNICIPAL CODE.

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7. ALL STORMWATER POLLUTION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE AGOURA HILLS MUNICIPAL CODE.

**APR # 2055-022-072**

**INDEX OF DRAWINGS**

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	GRADING & DRAINAGE PLAN
3	SOILS ANALYSIS AND TOPOGRAPHIC SURVEY
4	EROSION CONTROL PLAN
5	CONSTRUCTION PLAN
6	CONSTRUCTION REPORT
7	CONSTRUCTION PLAN ATTACHMENTS

**ESTIMATED EARTHWORK QUANTITIES**

ESTIMATED CUT	ESTIMATED FILL	ESTIMATED EXPORT	ESTIMATED IMPORT
1,000 CY	200 CY	1,200 CY	1,000 CY

**BENCHMARK:**

DESCRIPTION: B.M. 1, ELEVATION: 100.00, MARKED DATE: 05-15-2000

**RECORD DRAWING STATEMENT**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE INFORMATION AND DATA CONTAINED HEREIN WERE OBTAINED FROM THE FIELD SURVEY AND THE INFORMATION PROVIDED BY THE OWNER AND ORIGINAL CONTRACTOR, THAT THE WORK ON SHEET NO. 1 THROUGH 7, MARKED AS "RECORD DRAWING" HAS BEEN ACCURATELY REPRODUCED FROM THE ORIGINAL RECORD DRAWING, SPECIFICATIONS, REVISIONS, CHANGE ORDERS, AND FIELD CHANGES.

REGISTERED CIVIL ENGINEER: DATE: PROJECT: EXP. DATE:

**SOILS APPROVAL**

THIS PLAN HAS BEEN REVIEWED, AND IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY ENGINEER AND THE CITY ENGINEER'S OFFICE.

REGISTERED GEOTECHNICAL ENGINEER: DATE: PROJECT: EXP. DATE:

**CITY OF AGOURA HILLS APPROVAL**

REGISTERED CIVIL ENGINEER: DATE: PROJECT: EXP. DATE:

**UNDERGROUND SERVICE ALERT**

CALL TOLL FREE 1-800-457-7665

TWO WORKING DAYS BEFORE YOU DIG

**OWNER:** STEVE & MARGUERITE EDWARDS  
718 ADMIRAL COURT  
REPRESENTATIVE: STEVE EDWARDS  
TELEPHONE: (818) 371-7588

**CIVIL ENGINEER:** L.G. ENGINEERS GROUP, INC.  
ADDRESS: 588 PIERCE COURT, SUITE 101, THOUSAND OAKS, CA 91320  
TELEPHONE: (818) 497-2447 (918) 807-1148

**GEOTECHNICAL ENGINEER:** CAL WEST GEOTECHNICAL  
ADDRESS: 689 PIERCE CT., SUITE 101, THOUSAND OAKS, CA 91320  
REPRESENTATIVE: BELMATHAN  
TELEPHONE: (818) 807-7148 REPORT NO. 4724 REPORT DATE: 05-15-2000

**PROJECT LOCATION:** A vicinity map showing the project location within Agoura Hills, California. The map includes labels for 'AGOURA HILLS', 'VICTORIA PARK', 'MAYAN', 'PIERCE', and 'AGOURA PARK'. A north arrow is also present.

**ABBREVIATIONS:**

AC - ACTION TO CORRECT  
B - BENCH  
C - CATCH BASIN  
C-1 - CENTERLINE  
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**CONTRACTORS NOTE:**

1. ALL GRADING SHALL BE IN ACCORDANCE WITH ARTICLES 8 OF THE AGOURA HILLS MUNICIPAL CODE.

2. A PRELIMINARY CONFORMANCE OF ALL INTERESTED PARTIES SHALL BE HELD TO THE CITY.

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4. ALL EXISTING AND NEW RECOMMENDATIONS IMPROVED BY THE CONSULTANT OR CONTAINED IN THE CONSULTANT'S REPORT AND DECISION REPORT ARE TO BE CONSIDERED AND THE ABOVE PLANNING AND PRELIMINARY PART OF THE GRADING AND EROSION CONTROL PLAN.

5. ALL CHANGES IN THE WORK ORDER SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.

6. THE PERMITTEE SHALL EMPLOY A REGISTERED CIVIL ENGINEER TO PROVIDE CONSTANT ON-SITE SUPERVISION TO ASSURE COMPLIANCE WITH THE SPECIFICATIONS IN ACCORDANCE WITH THE AGOURA HILLS MUNICIPAL CODE.

7. REPORTS REQUIRED:

- SOILS REPORT
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**COVER SHEET**  
5052 LAPWORTH DR.  
AGOURA HILLS, CA 91301  
SHEET 1 OF 7

**PROJECT LOCATION:** A vicinity map showing the project location within Agoura Hills, California. The map includes labels for 'AGOURA HILLS', 'VICTORIA PARK', 'MAYAN', 'PIERCE', and 'AGOURA PARK'. A north arrow is also present.

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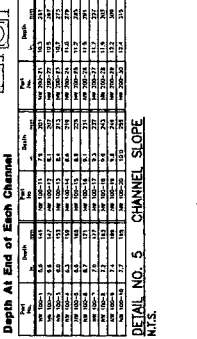
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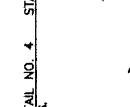
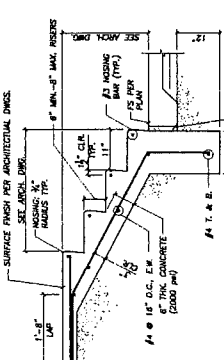
### CHANNEL-SLOPE® NW100 Series Channels Sloped Channels



Depth At End of Each Channel	Channel No.	Length	Material	Weight
10"	NW100-10	20.00'	Aluminum	1.25
12"	NW100-12	20.00'	Aluminum	1.50
14"	NW100-14	20.00'	Aluminum	1.75
16"	NW100-16	20.00'	Aluminum	2.00
18"	NW100-18	20.00'	Aluminum	2.25
20"	NW100-20	20.00'	Aluminum	2.50
22"	NW100-22	20.00'	Aluminum	2.75
24"	NW100-24	20.00'	Aluminum	3.00



ADDITIONAL NOTES:  
1. THE EXISTING WALL SHOULD BE FORCED TO HAVE BEEN ABANDONED IN ACCORDANCE WITH COUNTY STANDARDS AS WELL AS ANY OTHER APPLICABLE JURISDICTIONS PRIOR TO FULL PLACEMENT OVER THE WELL LOCATION.  
2. THE EXISTING INDEX OF THE EXISTING WALL AND FOUNDATION AND EARL PLANS SHOULD BE REVIEWED BY THE GEOTECHNICAL CONSULTANT AND REVISED, IF NECESSARY.  
3. ALL CITY-SLOPES SHOULD BE MARKED USING CHAINING, ESTABLISHMENT MEASURES SHOULD BE APPLIED WHERE FUTURE CITY DRAINAGE AUTOMATICALLY ORIENTED JOINT SURFACES.  
4. EXPANSIONS SHALL BE MADE IN COMPLIANCE WITH CALIFORNIA REGULATIONS.  
5. ALL FOUNDATION EXAMINATIONS MUST BE OBSERVED AND APPROVED IN WRITING, BY THE PROJECT GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF ADJOINING STEEL.  
6. AN AS-BUILT REPORT SHALL BE SUBMITTED TO THE CITY FOR REVIEW. HIS REPORT SHALL BE REVIEWED AND APPROVED BY THE CITY. THE AS-BUILT REPORT SHALL BE PROVIDED TO THE CITY. THE AS-BUILT REPORT SHALL BE PROVIDED TO THE CITY. THE AS-BUILT REPORT SHALL BE PROVIDED TO THE CITY.

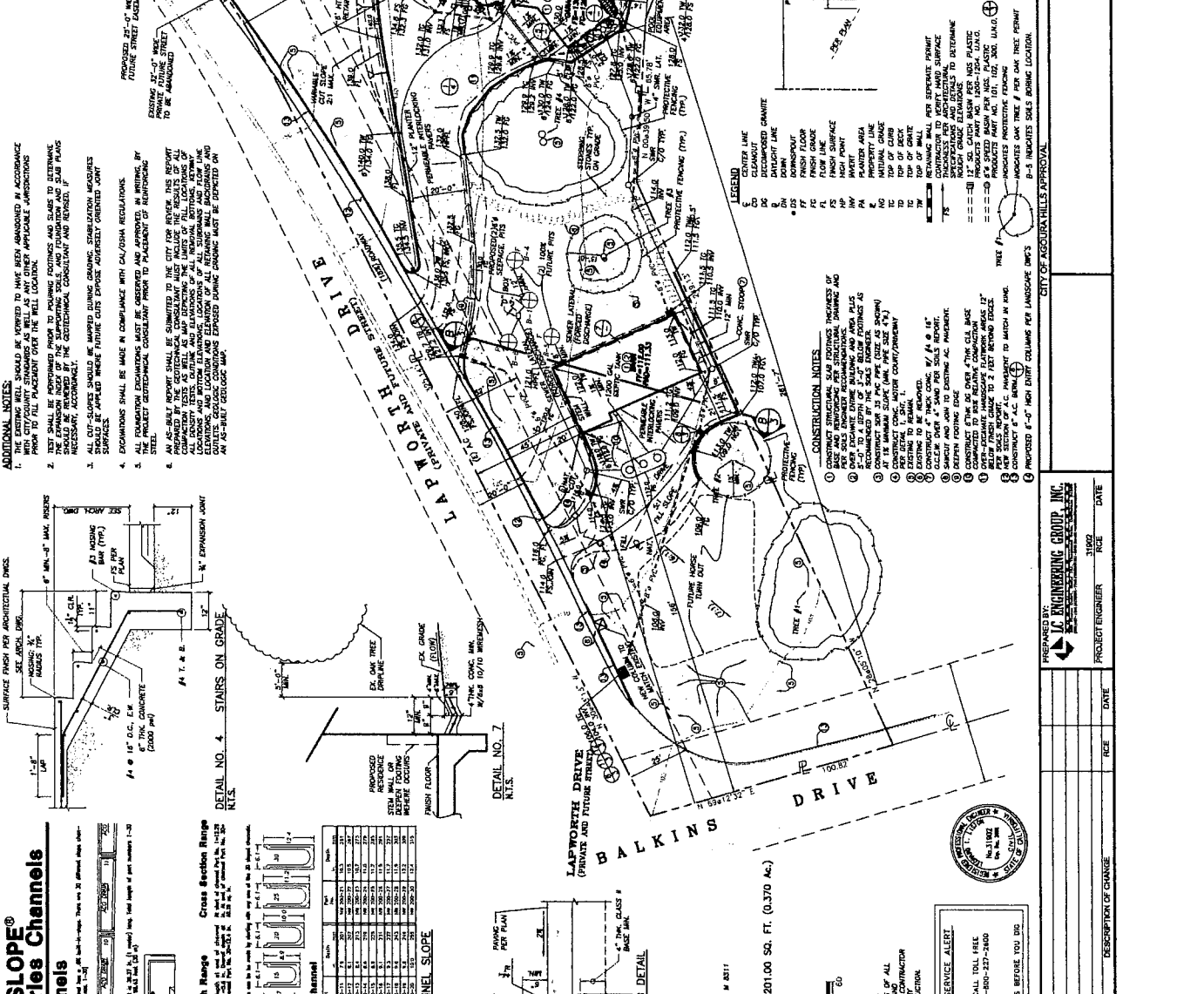
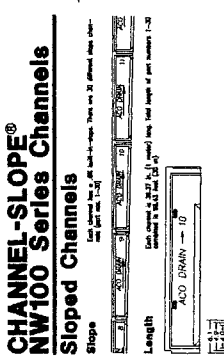


LEGAL DESCRIPTION: SECTION 18, T4S, R10E, S12E, SAN JOAQUIN COUNTY, CALIF. APN # 2055-022-073 TOTAL DISTURBED AREA 16,201.00 SQ. FT. (0.370 Ac.)

DATE OF FIELD SURVEY: APRIL 10, 2011  
DATE OF THIS PLAN: APRIL 22, 2011

SCALE: 1"=40'

CONSTRUCTION NOTES:  
1. BASE AND RETAINMENT WALL FOR STRUCTURAL STAINLESS STEEL AND OVER EXISTING CONCRETE AND REINFORCING SHALL BE PER PLAN. 2. CONSTRUCT CURB 2' HIGH PER PLAN (SEE PLAN). 3. CONSTRUCT CONC. MAJOR ROAD/DRIVEWAY. 4. EXISTING TO BE REMOVED. 5. CLEAN OVER 4" SAND PER SOILS REPORT. 6. SMOOTH JOIN TO EXISTING AC. PAVEMENT. 7. DEEPEN EXISTING EDGE DITCH 4" FROM C&G BASE. 8. COMMENCED TO WEST RELATIVE TO CONSTRUCTION. 9. SLOPE SHALL BE MAINTAINED AT 2:1 TO 3:1. 10. CONSTRUCT 6" x 6" HIGH CONC. PAVEMENT TO MATCH IN SLOPE.



LEGEND:  
--- CLEARLINE LINE  
--- DISCONTINUED GRANITE  
--- DRAINAGE  
--- FINISH GRADE  
--- FINISH SURFACE  
--- FLOW LINE  
--- FUTURE LOT  
--- PAVEMENT AREA  
--- NATURAL GRADE  
--- TOP OF CURB  
--- TOP OF DRIVEWAY  
--- TOP OF DRIVE

LEGAL DESCRIPTION: SECTION 18, T4S, R10E, S12E, SAN JOAQUIN COUNTY, CALIF. APN # 2055-022-073 TOTAL DISTURBED AREA 16,201.00 SQ. FT. (0.370 Ac.)

DATE OF FIELD SURVEY: APRIL 10, 2011  
DATE OF THIS PLAN: APRIL 22, 2011

SCALE: 1"=40'

NOTE TO CONTRACTOR:  
PREPARED BY: JLA ENGINEERING GROUP, INC. (SEE NOTE 2)  
APPROVED BY: [Signature]  
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO ANY CONSTRUCTION.

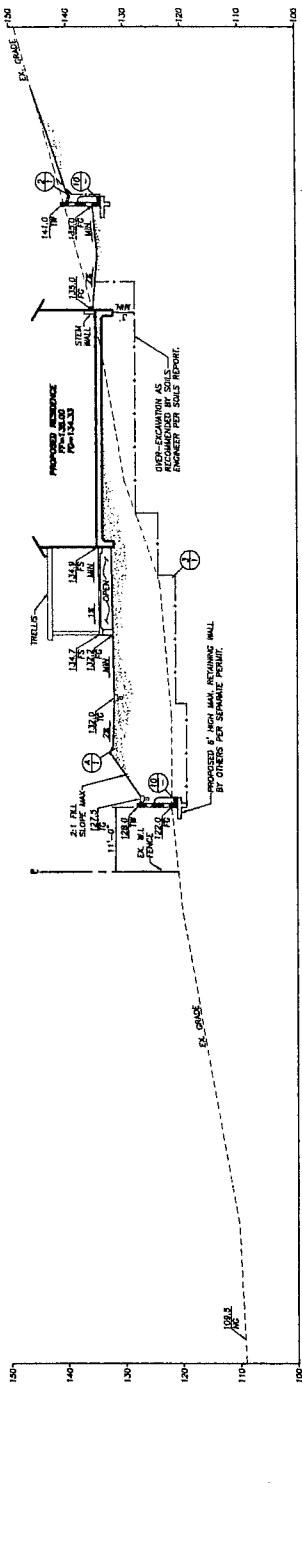
UNDERGROUND SERVICE ALERT  
CALL 811 FREE  
1-800-237-2840

TWO WORKING DAYS BEFORE YOU DIG

CITY OF AGOURA HILLS APPROVAL

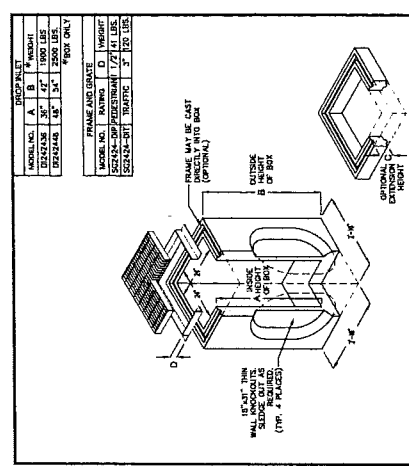
CITY OF AGOURA HILLS  
AGOURA HILLS  
PROJECT NO. \_\_\_\_\_ SHEET 2 OF 2

GRADING AND DRAINAGE PLAN  
5852 LAPWORTH DR.  
AGOURA HILLS, CA 91301



SECTION A  
1" = 10'

SECTION B  
1" = 10'



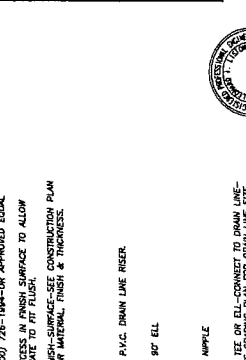
DROP INLET	
MODEL NO.	WEIGHT
DI24248	47 1/2 LBS
DI24248	52 1/2 LBS
DI24248	57 1/2 LBS
DI24248	62 1/2 LBS
DI24248	67 1/2 LBS
DI24248	72 1/2 LBS

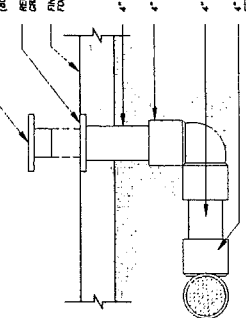
FRAME AND GRATE	
MODEL NO.	WEIGHT
DI24248	47 1/2 LBS
DI24248	52 1/2 LBS
DI24248	57 1/2 LBS
DI24248	62 1/2 LBS
DI24248	67 1/2 LBS
DI24248	72 1/2 LBS

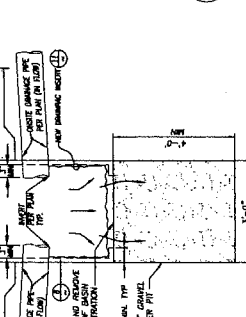
EXTENSION	
MODEL NO.	WEIGHT
DI24248	47 1/2 LBS
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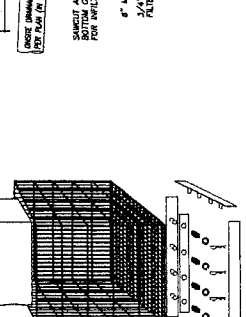
DETAIL NO. 9 DECK DRAIN  
N.T.S.



DETAIL NO. 10 BACKFILL  
N.T.S.



DETAIL NO. 11 DRAINPAC  
N.T.S.



DETAIL NO. 12 SUSLIMP  
N.T.S.

**SECTIONS & DETAILS**  
5952 LAPWORTH DR.  
AGOURA HILLS, CA. 91301

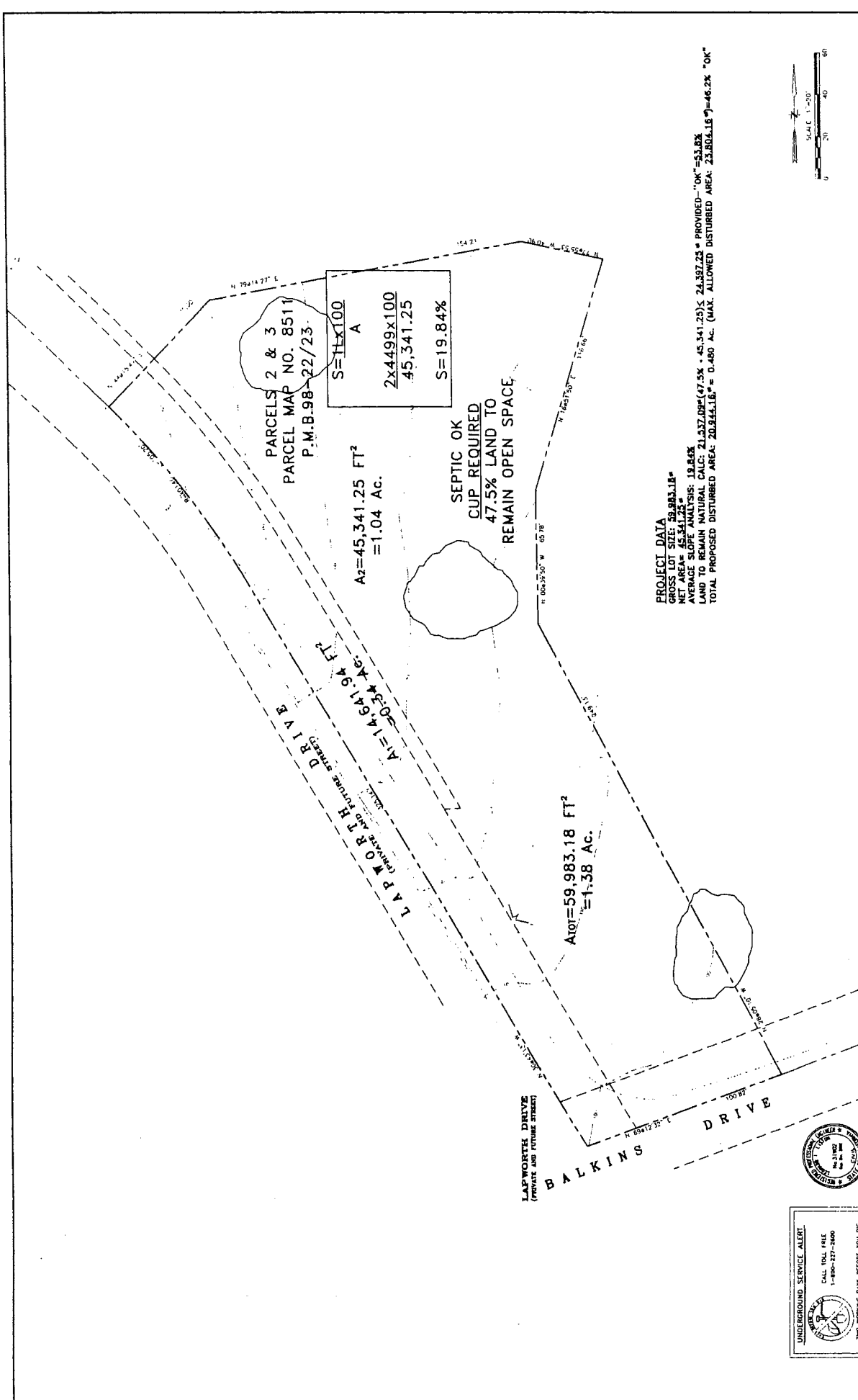
PROJECT NO. \_\_\_\_\_ SHEET 3 OF 3

CITY OF AGOURA HILLS ENGINEER

PREPARED BY: **IC ENGINEERING GROUP, INC.**  
31577 RICE  
AGOURA HILLS, CA 91301  
PROJECT ENGINEER: RICE DATE: \_\_\_\_\_

REV.	STANDARD	DESCRIPTION OF CHANGE	DATE

REVISIONS FOR MANUFACTURER'S SPECIFICATIONS  
USE DRAWING TOOL (MINIMUM) INC.  
(800) 379-8819



**PROJECT DATA**  
 GROSS LOT SIZE: 59,983.18'  
 NET AREA: 45,341.25'  
 AVERAGE SLOPE ANALYSIS: 19.84%  
 LAND TO REMAIN DISTURBED: 22,244.18' = 0.480 AC. (MAX. ALLOWED DISTURBED AREA: 21,804.18') = 46.2% "OK"  
 TOTAL PROPOSED DISTURBED AREA: 20,244.18' = 0.460 AC. (MAX. ALLOWED DISTURBED AREA: 21,804.18') = 46.2% "OK"

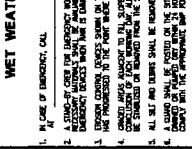
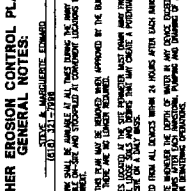
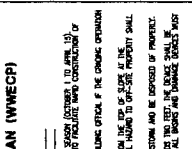
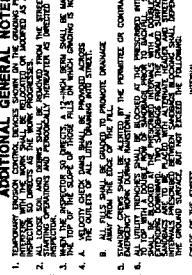
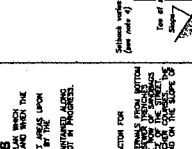
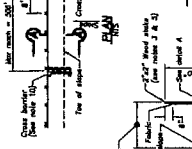
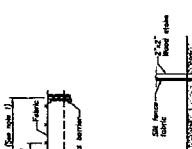
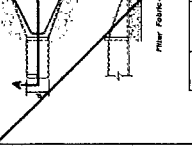
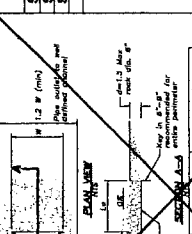
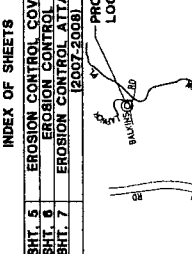


		<b>SLOPE ANALYSIS AND TOPOGRAPHIC SURVEY</b> 5952 LAPWORTH DR. AGOURA HILLS, CA. 91301 PROJECT NO. SHEET 4 OF 7	
CITY OF AGOURA HILLS APPROVAL		PREPARED BY: 	
REV	SYMBOL	DESCRIPTION OF CHANGE	DATE

**UNDERGROUND SERVICE ALERT**  
 CALL TOLL FREE  
 1-800-327-2600  
 TWO WORKING DAYS BEFORE YOU DIG



**INDEX OF SHEETS**  
 EROSION CONTROL COVER SHEET  
 EROSION CONTROL PLAN  
 EROSION CONTROL ATTACHMENTS  
 SHT. 5  
 SHT. 6  
 SHT. 7



**ADDITIONAL GENERAL NOTES**

- USE OF EROSION CONTROL DEVICES IS THE RESPONSIBILITY OF THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL DEVICES.
- ALL EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
- ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- ALL EROSION CONTROL DEVICES SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
- ALL EROSION CONTROL DEVICES SHALL BE INSTALLED AS SHOWN ON THE PLANS.
- ALL EROSION CONTROL DEVICES SHALL BE INSTALLED AS SHOWN ON THE PLANS.
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- ALL EROSION CONTROL DEVICES SHALL BE INSTALLED AS SHOWN ON THE PLANS.

**CONCRETE WASTE MANAGEMENT**

1. All concrete waste shall be stored in a designated area.

2. All concrete waste shall be stored in a designated area.

3. All concrete waste shall be stored in a designated area.

4. All concrete waste shall be stored in a designated area.

**WIND EROSION CONTROL**

1. Wind erosion control structures shall be installed as shown on the plans.

2. Wind erosion control structures shall be installed as shown on the plans.

3. Wind erosion control structures shall be installed as shown on the plans.

4. Wind erosion control structures shall be installed as shown on the plans.

**STABILIZED CONSTRUCTION ENTRANCE/EXIT**

1. Stabilized construction entrance/exit structures shall be installed as shown on the plans.

2. Stabilized construction entrance/exit structures shall be installed as shown on the plans.

3. Stabilized construction entrance/exit structures shall be installed as shown on the plans.

**LOCAL CATCH BASIN INLET PROTECTION**

1. Local catch basin inlet protection structures shall be installed as shown on the plans.

2. Local catch basin inlet protection structures shall be installed as shown on the plans.

3. Local catch basin inlet protection structures shall be installed as shown on the plans.

**TEMPORARY CHECK DAM (TYPE 2)**

1. Temporary check dam structures shall be installed as shown on the plans.

2. Temporary check dam structures shall be installed as shown on the plans.

3. Temporary check dam structures shall be installed as shown on the plans.

**CHECK DAM**

1. Check dam structures shall be installed as shown on the plans.

2. Check dam structures shall be installed as shown on the plans.

3. Check dam structures shall be installed as shown on the plans.

**VELOCITY DISSIPATION DEVICES**

1. Velocity dissipation devices shall be installed as shown on the plans.

2. Velocity dissipation devices shall be installed as shown on the plans.

3. Velocity dissipation devices shall be installed as shown on the plans.

**EARTH DIKES AND DRAINAGE SWALES**

1. Earth dike and drainage swale structures shall be installed as shown on the plans.

2. Earth dike and drainage swale structures shall be installed as shown on the plans.

3. Earth dike and drainage swale structures shall be installed as shown on the plans.

**CONCRETE WASTE MANAGEMENT**

1. Concrete waste management structures shall be installed as shown on the plans.

2. Concrete waste management structures shall be installed as shown on the plans.

3. Concrete waste management structures shall be installed as shown on the plans.

**WIND EROSION CONTROL**

1. Wind erosion control structures shall be installed as shown on the plans.

2. Wind erosion control structures shall be installed as shown on the plans.

3. Wind erosion control structures shall be installed as shown on the plans.

**STABILIZED CONSTRUCTION ENTRANCE/EXIT**

1. Stabilized construction entrance/exit structures shall be installed as shown on the plans.

2. Stabilized construction entrance/exit structures shall be installed as shown on the plans.

3. Stabilized construction entrance/exit structures shall be installed as shown on the plans.

**LOCAL CATCH BASIN INLET PROTECTION**

1. Local catch basin inlet protection structures shall be installed as shown on the plans.

2. Local catch basin inlet protection structures shall be installed as shown on the plans.

3. Local catch basin inlet protection structures shall be installed as shown on the plans.

**AGOURA HILLS**

**EROSION CONTROL PLAN COVER SHEET**

5862 LARWORTH DR.  
 AGOURA HILLS, CA. 91301

SHEET 1 OF 7

PROJECT NO. \_\_\_\_\_

DATE \_\_\_\_\_

REV. \_\_\_\_\_

DESCRIPTION OF CHANGE \_\_\_\_\_

PREPARED BY: **DA ENGINEERING GROUP, INC.**

PROJECT ENGINEER: \_\_\_\_\_

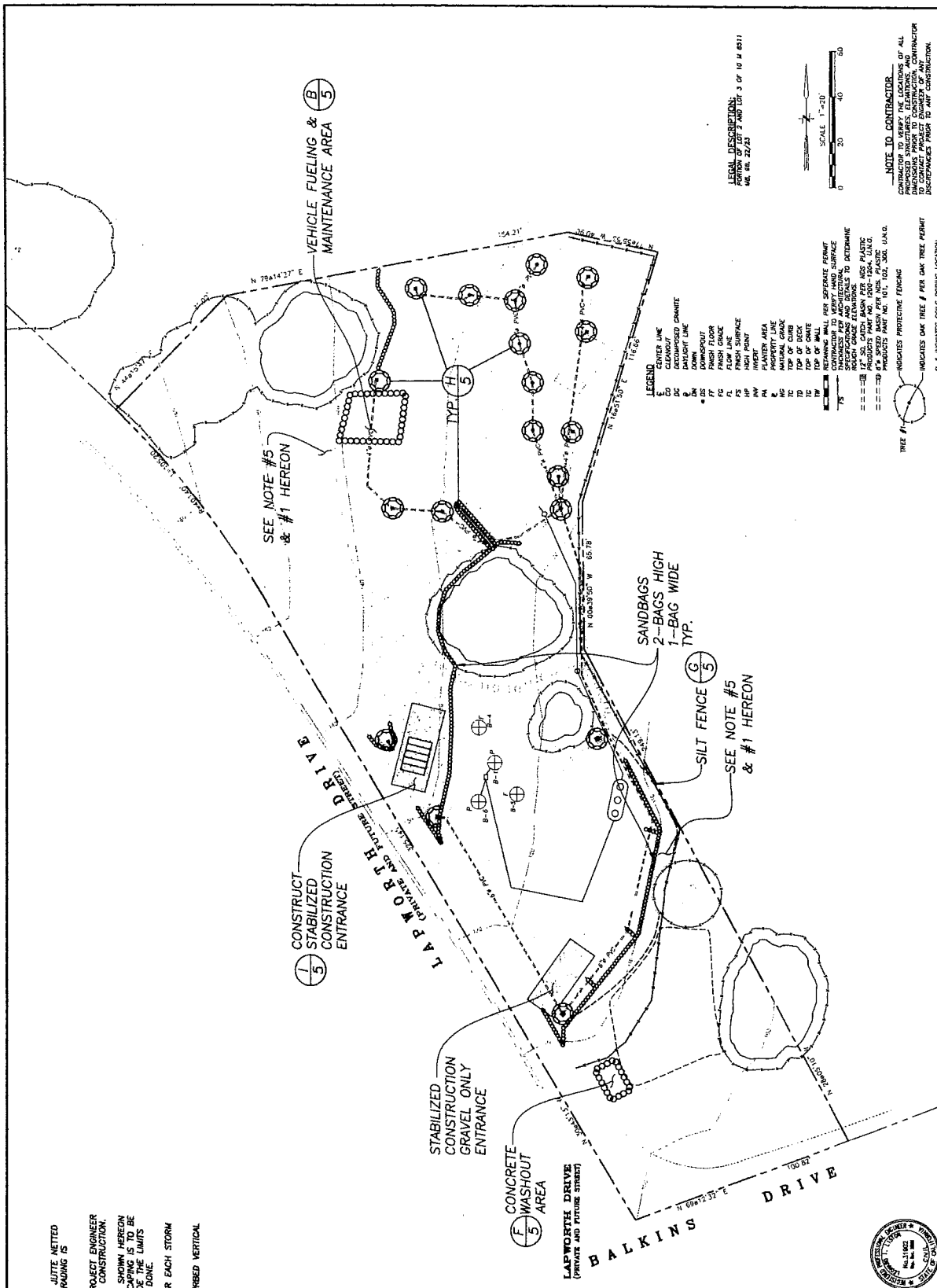
DATE: \_\_\_\_\_

**STATE OF CALIFORNIA**

**SEAL OF DA ENGINEERING GROUP, INC.**

**NOTES:**

1. ALL GRADED AND DISTURBED AREAS TO BE JUTE NETTED OR REVEGETATED, ECI, & EC7, AS SOON AS GRADING IS COMPLETE.
2. CONTRACTOR TO REVIEW ALL BMP'S AND PROJECT ENGINEER AS SITE REQUIRES DURING ALL PHASES OF CONSTRUCTION.
3. AREAS BEYOND THE LIMITS OF GRADING AS SHOWN HEREON SHALL BE LEFT UNDISTURBED UNTIL LANDSCAPING IS TO BE DONE. NO STRIPPING OF THE EARTH OUTSIDE THE LIMITS OF GRADING UNTIL LANDSCAPING IS TO BE DONE.
4. ALL SEDIMENT TRAPS TO BE CLEANED AFTER EACH STORM DURING ALL PHASES OF CONSTRUCTION.
5. PROVIDE 4"-WILL VSQUEEN OVER ALL DISTURBED VERTICAL EXCAVATIONS AND SLOPE AREAS.



**UNDERGROUND SERVICE ALERT**  
 CALL TOLL FREE  
 1-800-327-2400  
 TWO WORKING DAYS BEFORE YOU DIG



PREPARED BY  
**DAVID J. LAPWORTH GROUP, INC.**  
 5862 LAPWORTH DR.  
 AGOURA HILLS, CA 91301  
 PROJECT ENGINEER  
 DATE: 3/19/97  
 PRICE: \_\_\_\_\_

CITY OF AGOURA HILLS APPROVAL



**EROSION CONTROL PLAN**  
 5862 LAPWORTH DR.  
 AGOURA HILLS, CA. 91301  
 SHEET 1 OF 2

LOCAL SWPPP BMP SELECTION WORKSHEET

BMP DESCRIPTION	WILL BMP BE USED?		COMMENTS
	YES	NO	
SITE PLANNING CONSIDERATIONS			
SCHEDULING			
PRESERVING OF EXISTING VEGETATION			
CONSTRUCTION PRACTICES			
DEWATERING OPERATIONS			
PAVING OPERATIONS			
STRUCTURE CONSTRUCTION & PAINT			
DUST CONTROL			
VEHICLE & EQUIPMENT MANAGEMENT			
VEHICLE & EQUIP. CLEANING			
VEHICLE & EQUIP. FUELING			
VEHICLE & EQUIP. MAINTENANCE			
TRACKING CONTROL			
STABILIZED CONSTRUCTION ENTRANCE			
CONTRACTOR TRAINING			
EMPLOYEE/SUBCONTRACTOR TRNG.			
MATERIAL MANAGEMENT			
MATERIAL DELIVERY AND STORAGE			
MATERIAL USE			
SOIL PREVENTION AND CONTROL			
WASTE MANAGEMENT			
SOLID WASTE MANAGEMENT			
HAZARDOUS WASTE MANAGEMENT			
CONTAMINATED SOIL MANAGEMENT			
CONCRETE WASTE MANAGEMENT			
SANITARY/SEPTIC WASTE MANAGEMENT			

STORMWATER DEVELOPMENT CONSTRUCTION PROGRAM ON SITE SELF-INSPECTION CHECKLIST

TO BE ATTACHED TO THE LOCAL SWPPP  
 INSPECTED BY: \_\_\_\_\_  
 PROJECT ADDRESS: NE CORNER OF LAYMORTH DR. & BALBINS DR.

CONTRACTOR: \_\_\_\_\_  
 DATE: \_\_\_\_\_

CHECK "YES" OR "NO" OR "N/A" IF NOT APPLICABLE

- \_\_\_\_\_ HAS THERE BEEN AN ABSENCE OF RAIN SINCE THE LAST INSPECTION?
- \_\_\_\_\_ ARE ALL SEDIMENT BARRIERS (E.G., SANDBAGS, STRAW BALES, AND SILT FENCES) IN PLACE ACCORDING TO THE REQUIREMENTS LISTED ABOVE, NECESSARY TO CONTROL EROSION AND PREVENT POLLUTANTS FROM ENTERING THE STORM DRAIN SYSTEM AND TO BE MAINTAINED THROUGH THE IMPLEMENTATION OF ACCEPTABLE SOIL STABILIZATION PRACTICES?
- \_\_\_\_\_ IF PRESENT, ARE ALL EXPOSED SOLES PROTECTED FROM EROSION THROUGH THE IMPLEMENTATION OF ACCEPTABLE SOIL STABILIZATION PRACTICES?
- \_\_\_\_\_ IF PRESENT, ARE ALL SEDIMENT TRAPS, BASINS, OR APPLICABLE) INSTALLED AND FUNCTIONING PROPERLY?
- \_\_\_\_\_ ARE ALL MATERIAL HANDLING AND STORAGE AREAS REASONABLY CLEAN AND FREE OF SPILLS, LEAKS, OR OTHER DELETERIOUS MATERIALS?
- \_\_\_\_\_ ARE ALL EQUIPMENT STORAGE AND MAINTENANCE AREAS REASONABLY CLEAN AND FREE OF SPILLS, LEAKS OR ANY OTHER DELETERIOUS MATERIALS?
- \_\_\_\_\_ ARE ALL MATERIALS AND EQUIPMENT PROPERLY COVERED?
- \_\_\_\_\_ ARE ALL EXTERNAL DISCHARGE POINTS (I.E. POLLUTANT DISCHARGES) FREE OF ANY NOTICEABLE POLLUTANT DISCHARGE?
- \_\_\_\_\_ ARE ALL INTERNAL DISCHARGE POINTS (I.E. STORM DRAIN INLETS) PROVIDED WITH INLET PROTECTION FREE OF ANY SIGNIFICANT EROSION OR SEDIMENT TRANSPORT?
- \_\_\_\_\_ ARE ALL BMPs IDENTIFIED ON THE PLAN INSTALLED IN THE PROPER LOCATION AND ACCORDING TO THE SPECIFICATIONS FOR THE PLAN?
- \_\_\_\_\_ ARE ALL STRUCTURAL CONTROL PRACTICES IN GOOD REPAIR AND MAINTAINED IN FUNCTIONING ORDER?
- \_\_\_\_\_ ARE ALL ON-SITE TRAFFIC ROUTES, PARKING, AND LOADING AREAS DESIGNATED IN THE PLAN FOR THOSE USES?
- \_\_\_\_\_ ARE ALL LOCATIONS OF TEMPORARY SOIL STOCKPILES OR CONSTRUCTION MATERIALS IN APPROVED AREAS MAINTAINED?
- \_\_\_\_\_ ARE ALL SEDIMENT TREATMENT CONTROLS IN PLACE AT DISCHARGE POINTS FROM THE SITE?
- \_\_\_\_\_ ARE ALL POINTS OF ACCESS AND EGRESS FROM THE SITE MAINTAINED WITH STABILIZED CONSTRUCTION ENTRANCES?
- \_\_\_\_\_ IS SEDIMENT, DEBRIS, OR MUD BEING CLEARED FROM PUBLIC ROADS AT INTERSECTIONS WITH SITE ACCESS ROADS?
- \_\_\_\_\_ DOES THE PLAN REFLECT CURRENT SITE CONDITIONS?

II. ATTACHMENTS TO LOCAL SWPPP  
 CERTIFICATION-PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT, THE OWNER MUST BE SUBMITTED, SUCH CERTIFICATION SHALL STATE THAT THE LOCAL SWPPP SHALL BE IMPLEMENTED YEAR-ROUND, THE SIGNED CERTIFICATION SHALL BE ATTACHED TO THE APPROVED SWPPP. (ATTACHMENT 1)  
 GENERAL NOTES (ATTACHMENT 2)  
 SELF INSPECTION-TO ENSURE THAT BMPs ARE PROPERLY IMPLEMENTED AND FUNCTION EFFECTIVELY, AND TO IDENTIFY MAINTENANCE AND REPAIR NEEDS, INSPECTION BY THE DEVELOPER OR AN INDEPENDENT INSPECTOR IS REQUIRED. SUCH INSPECTION SHALL BE CONDUCTED AT LEAST ANNUALLY, AND SHALL BE AVAILABLE TO CITY INSPECTORS WHEN REQUESTED. (ATTACHMENT 3)  
 SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY STABILIZED SOIL AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED IN TO THE VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE MAINTAINED AND NOT WASHED DOWN BY RAIN OR BY ANY OTHER MEANS.  
 AS THE OWNER OR AUTHORIZED AGENT OF THE OWNER, I HAVE READ AND UNDERSTAND THE REQUIREMENTS LISTED ABOVE, NECESSARY TO CONTROL EROSION AND PREVENT POLLUTANTS FROM ENTERING THE STORM DRAIN SYSTEM, AND I CERTIFY THAT I WILL COMPLY WITH THESE REQUIREMENTS.

PRINT NAME: \_\_\_\_\_  
 OWNER OR AUTHORIZED AGENT OF THE OWNER

SIGNATURE: \_\_\_\_\_  
 OWNER OR AUTHORIZED AGENT OF THE OWNER

INSPECTION LOG  
 THE SITE SHALL BE INSPECTED BEFORE AND AFTER STORM EVENTS WITH 0.5 INCHES OR GREATER OF ACTUAL PRECIPITATION PRECEDED WITH A PROSPECTIVE AIR OR GREATER AND DOCUMENTED ON THE CONSTRUCTION SITE INSPECTION CHECKLIST. INCIDENTS OF NON-COMPLIANCE MUST BE REPORTED TO THE ENGINEER.

DATE	INSPECTOR	TYPE OF INSPECTION		OBSERVATIONS
		ROUTINE	POST-STORM	

JOB ADDRESS: NE CORNER OF LAYMORTH DR. & BALBINS DR. PERMIT # \_\_\_\_\_

STORMWATER DEVELOPMENT CONSTRUCTION PROGRAM PRIORITY PROJECTS

CERTIFICATION STATEMENT  
 AS THE OWNER OR AUTHORIZED AGENT OF THE OWNER, I CERTIFY THAT THE APPROXIMATE BMP'S WILL BE IMPLEMENTED IS EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE BMP'S WILL BE MAINTAINED AND MONITORED TO ENSURE THEIR EFFECTIVENESS. THE BMP'S NOT SELECTED FOR IMPLEMENTATION ARE REDUNDANT OR DEEMED NOT APPLICABLE TO THE PROPOSED CONSTRUCTION ACTIVITIES.  
 COMPLETED FORM TO BE ATTACHED TO THE LOCAL STORM WATER POLLUTION PREVENTION PLAN.

PRINT NAME: \_\_\_\_\_  
 OWNER OR AUTHORIZED AGENT OF THE OWNER

SIGNATURE: \_\_\_\_\_  
 OWNER OR AUTHORIZED AGENT OF THE OWNER

DATE: \_\_\_\_\_

DEPARTMENT OF BUILDING AND SAFETY CITY OF AGORA HILLS STORMWATER DEVELOPMENT CONSTRUCTION PROGRAM EFFECTIVE AUGUST 3, 1989 PRIORITY PROJECTS

THIS HANDBOOK IS TO PROVIDE ASSISTANCE FOR APPLICANTS TO COMPLY WITH THE CITY'S STORMWATER DEVELOPMENT CONSTRUCTION PROGRAM FOR PROJECTS CLASSIFIED AS PRIORITY PROJECTS. PROJECTS DEEMED TO BE CLASSIFIED AS PRIORITY PROJECTS ARE:  
 • SITES OF GREATER THAN TWO ACRES BUT LESS THAN FIVE ACRES OF DISTURBED SOIL;  
 • ARE LOCATED IN DESIGNATED SENSITIVE AREAS, OR  
 • ARE LOCATED IN DESIGNATED FLOODING AREAS.  
 THE SWPPP IS BASED UPON THE PRIMARY OBJECTIVES SET FORTH IN THE 1987 AMENDMENTS OF FEDERAL CLEAN WATER ACT, UNDER THE FEDERAL CLEAN WATER ACT, THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT, THE CURRENT "DESIGNATED SENSITIVE AREAS" (NSA) PERMIT, THE QUALITY CONTROL BOARD ON JULY 15, 1988 CONTAIN ANGLETON REGIONAL WATER QUALITY CONTROL BOARD AND THE STORM DRAIN SYSTEM DEVELOPMENT AND MAINTENANCE PLAN FOR THE STORM DRAIN SYSTEM.

I. LOCAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP)  
 PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT, APPLICANTS MUST PREPARE AND SUBMIT A LOCAL STORM WATER POLLUTION PREVENTION PLAN. THE SWPPP IS BASED UPON THE PRIMARY OBJECTIVES SET FORTH IN THE 1987 AMENDMENTS OF FEDERAL CLEAN WATER ACT, UNDER THE FEDERAL CLEAN WATER ACT, THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT, THE CURRENT "DESIGNATED SENSITIVE AREAS" (NSA) PERMIT, THE QUALITY CONTROL BOARD ON JULY 15, 1988 CONTAIN ANGLETON REGIONAL WATER QUALITY CONTROL BOARD AND THE STORM DRAIN SYSTEM DEVELOPMENT AND MAINTENANCE PLAN FOR THE STORM DRAIN SYSTEM.

THE LOCAL SWPPP SHALL CONTAIN THE FOLLOWING:  
 A BRIEF DESCRIPTION OF THE PROJECT;  
 THE ADDRESS OF THE PROJECT;  
 THE OWNER/DEVELOPER'S NAME, ADDRESS, PHONE NUMBER, AND CONTACT PERSON(S);  
 A LIST OF MAJOR CONSTRUCTION MATERIALS, WASTE, AND ACTIVITIES AT THE PROJECT SITE;  
 A LISTING OF BMP'S SELECTED.


THE PROJECT BOUNDARY AND/OR LIMITS OF GRADING, STRUCTURES, SPECIFIC LOCATIONS WHERE CONSTRUCTION MATERIALS, VEHICLES, AND LONG STORAGE AREAS WILL BE LOCATED, AND LOCATIONS OF STRUCTURAL MEASURES THAT WILL BE USED TO CONTROL THESE MATERIALS ON-SITE.  
 THE LOCAL SWPPP SHALL CONTAIN THE FOLLOWING:  
 THE LOCATION(S) WHERE RUNOFF FROM THE SITE MAY ENTER STORM DRAINS, CHANNELS, AND/OR RECEIVING WATERS);  
 A LISTING OF BMP'S SELECTED.

AS THE OWNER OR AUTHORIZED AGENT OF THE OWNER, I CERTIFY THAT THE APPROXIMATE BMP'S WILL BE IMPLEMENTED IS EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE BMP'S WILL BE MAINTAINED AND MONITORED TO ENSURE THEIR EFFECTIVENESS. THE BMP'S NOT SELECTED FOR IMPLEMENTATION ARE REDUNDANT OR DEEMED NOT APPLICABLE TO THE PROPOSED CONSTRUCTION ACTIVITIES.  
 COMPLETED FORM TO BE ATTACHED TO THE LOCAL STORM WATER POLLUTION PREVENTION PLAN.

PRINT NAME: \_\_\_\_\_  
 OWNER OR AUTHORIZED AGENT OF THE OWNER

SIGNATURE: \_\_\_\_\_  
 OWNER OR AUTHORIZED AGENT OF THE OWNER

DATE: \_\_\_\_\_



**EROSION CONTROL ATTACHMENTS**  
 6952 LAYMORTH DR.  
 AGOURA HILLS, CA. 91301

REV	SYMBOL	DESCRIPTION OF CHANGE	DATE	PROJECT ENGINEER	DATE

CITY OF AGOURA HILLS ENGINEERING GROUP, INC.  
 PROJECT NO. \_\_\_\_\_ SHEET 1 OF 1



LANDSCAPE

L-1

SCALE: 1"=20'-0"



EDWARDS RESIDENCE  
5952 LAFWORTH DRIVE AGOURA HILLS, CA 91301  
APN# 2055-022-013 LOT# PORTION OF 2 AND 3

OLWYNKINGERY  
LANDSCAPE DESIGN

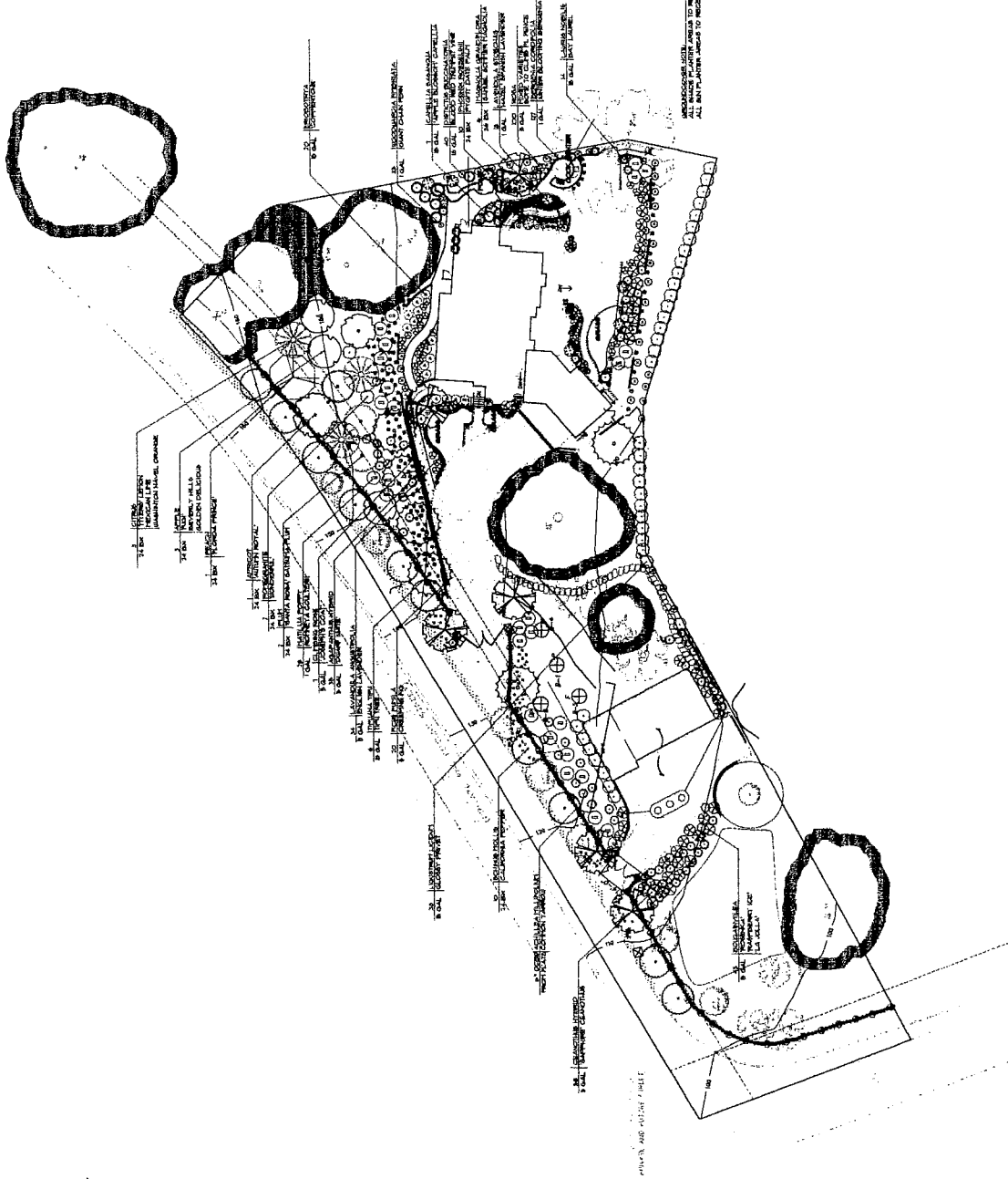
1939 EAST THOUSAND OAKS BLVD. SUITE B  
THOUSAND OAKS, CALIFORNIA 91360  
805.279.9119 VOICE 805.494.8918 OFFICE

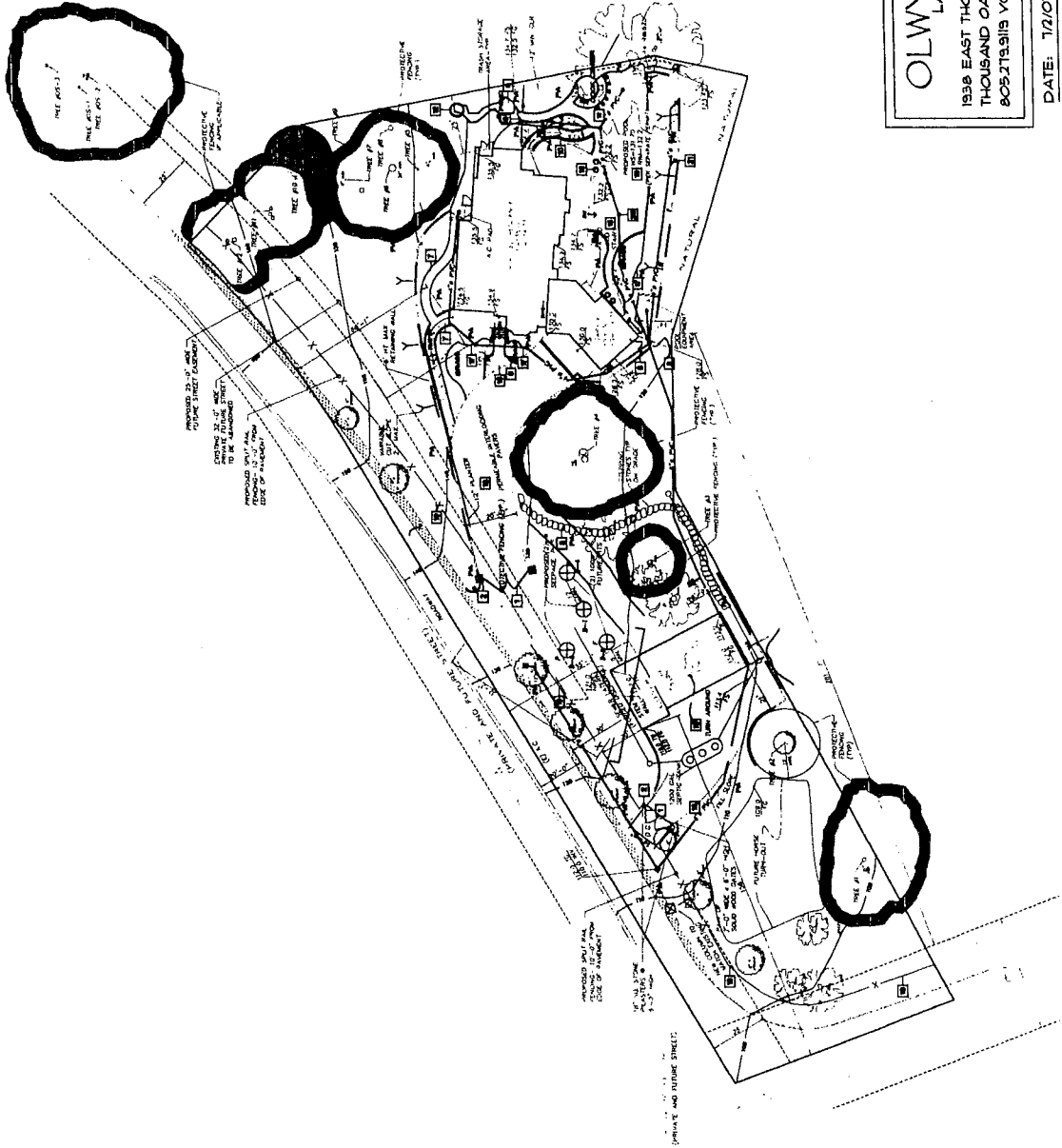
DATE: 6/30/07

REVISIONS: 6/19/06 10/10/06 2/19/07 6/30/07

PRINT DATE:

EDWARDS  
L-1 LANDSCAPE





EDWARDS RESIDENCE  
 5952 LAPWORTH DRIVE AGOURA HILLS, CA 91301  
 APN# 2055-022-073 LOT# PORTION OF 2 AND 3

**OLWYNKINGERY**  
 LANDSCAPE DESIGN  
 1938 EAST THOUSAND OAKS BLVD. SUITE B  
 THOUSAND OAKS, CALIFORNIA 91360  
 805.279.9119 VOICE 805.454.9919 OFFICE

DATE: 7/2/01  
 REVISIONS: 6/13/06 10/10/06 2/13/07 1/21/07  
 PRINT DATE:  
**EDWARDS**  
**L-2 CONSTRUCTION**

**LEGEND OF MATERIALS**

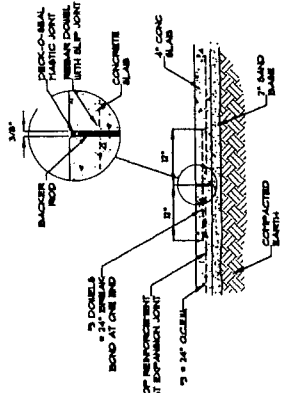
- 1. ENTRY GATES: 36" HIGH AT CENTER POINT  
 CUSTOM IMITATION LEATHER FINISH  
 COLOR: DARK ESTER, 100%  
 COLOR: 20% ESTER, 80% 100%
- 2. ENTRY COLLARS: 12" HIGH x 24" WIDE  
 MATERIAL: 100% LEATHER, 100%  
 COLOR: LIGHT IMITATION LEATHER AND 50%  
 WALL COORDINATION: 100%
- 3. FLUORSTONE STEPS
- 4. NOT USED
- 5. NOT USED
- 6. ENTRY WALL: 100% LEATHER, 100%  
 MATERIAL: 100% LEATHER, 100%  
 STYLE: 100% LEATHER, 100%  
 WALL COORDINATION: 100% POTTY ON TOP
- 7. COLLARS CONCRETE: 11" x 11" x 8" CURB  
 COLOR: SAND DUSTED GRAY  
 COLOR: SAND DUSTED GRAY
- 8. POOL SECURITY FINISHES  
 ALL COORDINATION ON POOL: 100%  
 ALL COORDINATION ON POOL: 100%  
 MATERIAL: 100% LEATHER, 100%  
 WALL COORDINATION: 100%  
 COLOR: 100% LEATHER, 100%  
 COLOR: 100% LEATHER, 100%
- 9. WATER FEATURES: SCULPTURE OWNER SUPPLIED
- 10. POOL: BY IMPERATIVE FINISH
- 11. NOT USED
- 12. COLORED CONCRETE @ 45 WHITE SAND  
 FINISH: 100% SAND  
 COLOR: SAND DUSTED GRAY
- 13. PORTLAND CEMENT AND IMITATION  
 STYLE: 100%
- 14. HAZARD BOARD  
 TRIPLE LAMINATED COMB  
 FINISH: 100%  
 FINISH: 100%
- 15. FINISH: 100%
- 16. FINISH: 100%
- 17. FINISH: 100%
- 18. FINISH: 100%
- 19. FINISH: 100%
- 20. FINISH: 100%
- 21. FINISH: 100%
- 22. FINISH: 100%



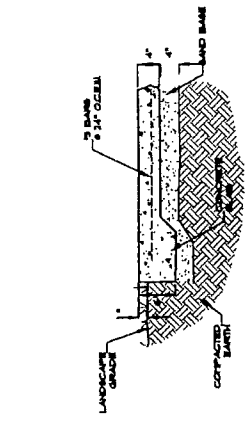
**OLWYNKINGERY**  
LANDSCAPE DESIGN  
1936 EAST THOUSAND OAKS BLVD. SUITE B  
THOUSAND OAKS, CALIFORNIA 91360  
805.279.9119 VOICE 805.494.9918 OFFICE

DATE: 1/2/01  
REVISIONS: 6/13/06 10/10/06 2/18/07 1/2/01  
PRINT DATE:

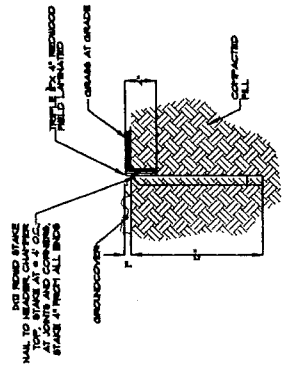
**EDWARDS**  
L-3 DETAILS



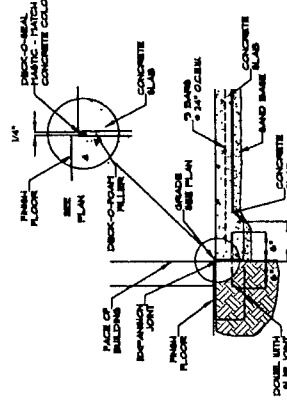
1 DECK DRAIN



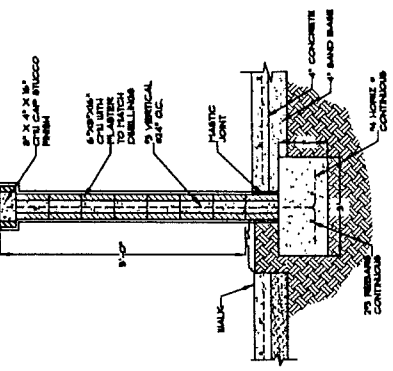
2 CATCH BASIN



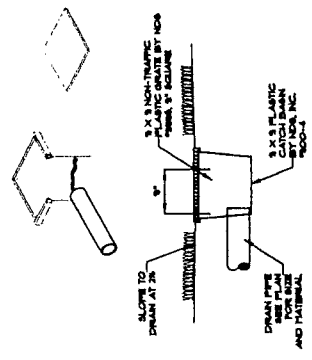
3 EDGE DETAIL AT BUILDING



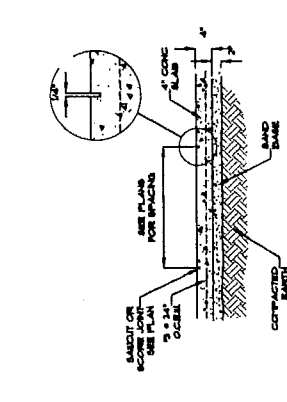
4 EDGE DETAIL AT PLANTING



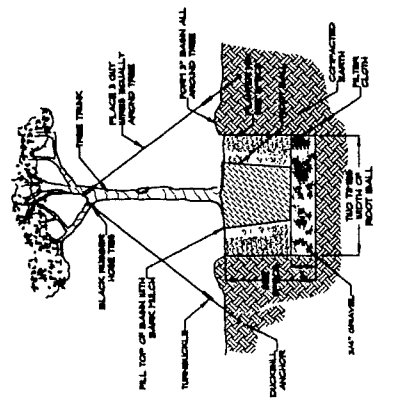
5 SAWCUT OR TOOLED JOINT



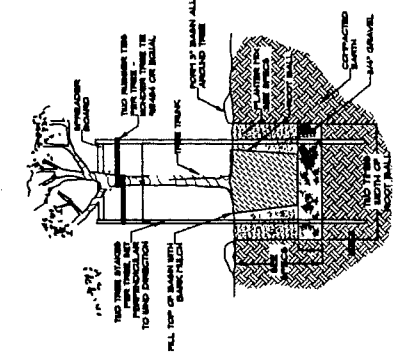
6 DECK JOINT



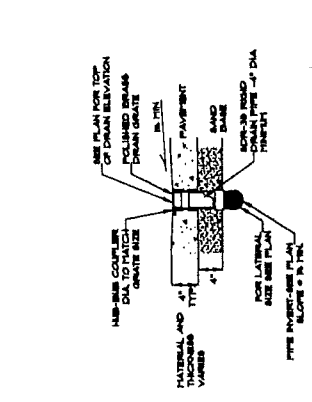
7 LAWN HEADER



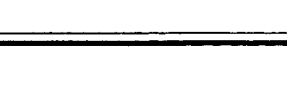
8 TREE STAKING DETAIL



9 TREE GUYING DETAIL



10 GARDEN WALL



11 SHRUB PLANTING DETAIL







**CONDITIONAL USE PERMIT CASE NO. 06-CUP-008  
AND OAK TREE PERMIT NO. 06-OTP-017**

**FOR THE PROPERTY LOCATED AT  
5952 LAPWORTH DRIVE, AGOURA HILLS**

**EXHIBIT C**

**BARN SQUARE FOOTAGE  
ANALYSIS TABLE**

## Barn Size Analysis Table

<u>Address</u>	<u>Lot Size (Square feet)</u>	<u>Barn Size</u>
<b>Balkins Drive</b>		
28080	44,867	2,539
<b>Chesebro Road</b>		
6018	43,560	330
6030	43,560	640
6085	44,954	192
<b>Colodny Drive</b>		
5411	43,560	894
5552	21,780	1,788
5826	60,112	672
<b>Fairview Place</b>		
6145	43,734	864
Note: Barn sizes taken from recorded building permits.		
5932 Lapworth Drive (Applicant)	59,983	1,040
	<b>Average lot size is 43,266 sq. ft.</b>	<b>Average barn size is 990 sq. ft.</b>

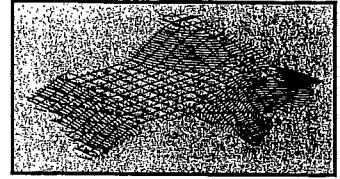


**CONDITIONAL USE PERMIT CASE NO. 06-CUP-008  
AND OAK TREE PERMIT NO. 06-OTP-017**

**FOR THE PROPERTY LOCATED AT  
5952 LAPWORTH DRIVE, AGOURA HILLS**

**EXHIBIT D**

**LETTER FROM CHRIS NELSON, SURVEYOR**



Chris Nelson  
& Associates, Inc.

June 6, 2007

Steve Edwards  
718 Admiral Ct  
Oak Park, CA 91377

Re: 5952 Lapworth Drive

Dear Steve,

Our company has performed a survey on your property located at 5952 Lapworth Dr. in Old Agoura. Based upon our measurements and the recovered monuments, it appears to be in conformance with the information shown on the preliminary grading plan prepared by LCE Engineering Group.

Please call me if you have any additional information. We look forward to working with you again.

Best regards,

Chris Nelson







**CONDITIONAL USE PERMIT CASE NO. 06-CUP-008  
AND OAK TREE PERMIT NO. 06-OTP-017**

**FOR THE PROPERTY LOCATED AT  
5952 LAPWORTH DRIVE, AGOURA HILLS**

**EXHIBIT E**

**PLANNING COMMISSION MINUTES  
FOR APRIL 5, 2007**



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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**MINUTES OF THE REGULAR SCHEDULED MEETING OF  
THE PLANNING COMMISSION  
April 5, 2007**

1. CALL TO ORDER: Chair Rishoff called the meeting to order at 6:32 p.m.
  
2. FLAG SALUTE: Commissioner Ramuno
  
3. ROLL CALL: Commissioner Illece Buckley Weber, Commissioner Phil Ramuno, Commissioner John O'Meara, and Chair Steven Rishoff. Vice Chair Curtis Zacuto was absent from the meeting.  
  
Chair Rishoff stated the Commission had received notification of Vice Chair Zacuto's absence prior to the meeting and that he has requested to be excused. Chair Rishoff asked if there were any objections. There were no objections to excusing the absence.  
  
Also present were Assistant Community Development Director Doug Hooper, Associate Planner Valerie Darbouze, Assistant Planner Renee Madrigal, Senior Civil Engineer Jay Patel, Assistant Engineer Kelly Fisher, Oak Tree/Landscape Consultant Kay Greeley, and Recording Secretary Sheila Schrupp.
  
4. APPROVAL OF MINUTES: March 15, 2007  
  
On a motion by Commissioner Ramuno, seconded by Commissioner Buckley Weber, the Planning Commission moved to approve the minutes of the March 15, 2007 Planning Commission meeting. Motion carried 3-0-1. Commissioner O'Meara abstained. Vice Chair Zacuto was absent.

5. COMMENTS FROM THE PUBLIC ON ITEMS NOT LISTED ON THE AGENDA:

None

6. CONSENT ITEMS:

Adoption of Resolution No. 901, denying a request of Aitan Hillel, for a Site Plan/Architectural Review to construct a 4,677 square-foot car wash facility, including 600 square feet of second story office area, a 3,460 square-foot attached canopy for a service area, and a detached 1,318 square-foot automotive lube and detailing services building with a 550 square-foot service basement proposed to be located at the southeast corner of Chesebro and Palo Comado Canyon Road; a request for an Oak Tree Permit to remove one oak tree and encroach in the protected zone of an off-site oak tree during construction; a request for a Sign Permit to implement a sign program for the site; and a request to adopt a Mitigated Negative Declaration and Mitigation Monitoring Plan (Case Nos. 05-SPR-015, 05-OTP-023, & 05-SP-024).

By consensus of the Planning Commission, Item No. 6 was pulled by Commissioner Ramuno for discussion.

On a motion by Commissioner Ramuno, seconded by Commissioner Buckley Weber, the Consent Calendar was approved 3-0-1, with an amendment made to Section III, Paragraph 'A' of Site Plan Review Findings, within Resolution No. 901. Commissioner O'Meara abstained. Vice Chair Zacuto was absent.

AGENDA ITEM #7 MOVED TO THE END OF THE AGENDA

7. CONTINUED PUBLIC HEARING:

APPLICANT: Laura La Plante, LLC  
18850 Ventura Boulevard, Suite 130  
Tarzana, CA 91356

CASE NOS.: 05-CUP-002, 05-OTP-015, & 05-VAR-003

LOCATION: West of 28207 Laura La Plante Drive  
(A.P.N. 2061-016-063 & 072)

REQUEST: Request for approval of a Conditional Use Permit to construct a 3,378 square-foot residence and a 580 square-foot, free-standing, three-car garage; a request for an Oak Tree Permit to remove up to 20 oak trees and encroach within the protected zone of up to 4 oak trees for the proposed construction; and a request for a Variance from Zoning Ordinance Section 9606.2.A to construct

retaining walls in excess of 3.5 feet in height in the front yard area.

**ENVIRONMENTAL  
DETERMINATION:**

Exempt from CEQA

**RECOMMENDATION:** Staff recommended the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 05-CUP-002, Variance Case No. 05-VAR-003, and Oak Tree Permit Case No. 05-OTP-015, subject to conditions, based on the findings of the draft Resolutions.

**PUBLIC COMMENTS:** Chair Rishoff opened the Public Hearing

The following persons spoke in favor of the item

Tsvetana Yvanova, Woodland Hills, applicant

Robert W. Wallace, Simi Valley, Oak Tree Specialist for applicant

**ACTION:**

On a motion by Commissioner O'Meara, seconded by Commissioner Ramuno, the Planning Commission moved to approve Resolution No. 902, approving Variance Case No. 05-VAR-003, subject to conditions. Motion carried 3-0. (Commissioner Buckley Weber recused herself from the hearing due to a conflict of interest). Commissioner Zacuto was absent.

On a motion by Commissioner O'Meara, seconded by Commissioner Ramuno, the Planning Commission moved to approve Resolution No. 903, approving Conditional Use Permit Case No. 05-CUP-002 and Oak Tree Permit Case No. 05-OTP-015, subject to conditions. Motion carried 3-0. (Commissioner Buckley Weber recused herself from the hearing due to a conflict of interest). Commissioner Zacuto was absent.

AGENDA ITEM #8 MOVED TO FOLLOW ITEM #6 OF AGENDA

8. NEW PUBLIC HEARING:

APPLICANT: Steve and Marguerite Edwards  
718 Admiral Court  
Oak Park, CA 91377

CASE NOS.: 06-CUP-008 and 06-OTP-017

LOCATION: 5952 Lapworth Drive  
(Northeast corner of Balkins Drive and Lapworth Drive)  
(A.P.N. 2055-022-073)

REQUEST: Request for approval of a Conditional Use Permit to construct a 5,246 square foot, two-story, single-family residence with a 919 square foot attached garage, a 347 square foot studio above the garage, a swimming pool, and a 1,446 square foot detached garage and barn; and a request for an Oak Tree Permit to possibly encroach within the protected zone of one (1) Oak tree for the proposed construction.

ENVIRONMENTAL  
DETERMINATION: Exempt from CEQA per Section 15303

RECOMMENDATION: Staff recommended the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 06-CUP-008 and Oak Tree Permit Case No. 06-OTP-017, subject to conditions, based on the findings of the draft Resolution.

PUBLIC COMMENTS: Chair Rishoff opened the Public Hearing

The following persons spoke in favor of the item.

Steve Edwards, Oak Park, Applicant

Ken Stockton, Architect for applicant

Dean Simpson, Agoura Hills

Robert Evren, Agoura Hills, representing Old Agoura HOA

The following persons spoke in opposition of the item

Robert Hartman, Agoura Hills

Jon Levin, Agoura Hills

Laurie Turner, Agoura Hills

Ronald Cagnon, Agoura Hills

Dan Meyer, Agoura Hills

Vicki Hunter, Agoura Hills

John Perry, Agoura Hills

Daniel Maltese, Agoura Hills

The following persons did not speak, but submitted speaker cards in opposition of the project.

Elisabeth Hartman, Agoura Hills

Andrea Diamond, Agoura Hills

REBUTTALS:

Steve Edwards, Applicant gave rebuttal

Erick Mason, Thousand Oaks, Civil Engineer for applicant

RECESS:

Chair Rishoff called for a recess at 8:25 p.m.

RECONVENE:

Chair Rishoff reconvened the meeting at 8:42 p.m.

ACTION:

On a motion by Commissioner Ramuno, seconded by Commissioner Buckley Weber, the Planning Commission moved to continue Conditional Use Permit Case No. 05-CUP-002, Variance Case No. 05-VAR-003, and Oak Tree Permit Case No. 05-OTP-015, to the May 17, 2007 meeting. Motioned carried 4-0. Vice Chair Zacuto was absent.

9. ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA:

Commission:               None

Staff:                       None

10. ADJOURNMENT:

At 9:45 p.m., on a motion by Commissioner Ramuno, seconded by Chair Rishoff, the Planning Commission adjourned the meeting to the next scheduled Planning Commission meeting on April 19, 2007 at 6:30 p.m.



**CONDITIONAL USE PERMIT CASE NO. 06-CUP-008  
AND OAK TREE PERMIT NO. 06-OTP-017**

**FOR THE PROPERTY LOCATED AT  
5952 LAPWORTH DRIVE, AGOURA HILLS**

**EXHIBIT F**

**APRIL 5, 2007 STAFF REPORT**





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**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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**DATE:** April 5, 2007

**APPLICANT:** Steve and Marguerite Edwards  
718 Admiral Court  
Oak Park, CA 91377

**TO:** Planning Commission

**CASE NOS.:** 06-CUP-008 and 06-OTP-017

**LOCATION:** 5952 Lapworth Drive  
(Northeast corner of Balkins Drive and Lapworth Drive)  
(A.P.N. 2055-022-073)

**REQUEST:** Request for approval of a Conditional Use Permit to construct a 5,246 square foot, two-story, single-family residence with a 919 square foot attached garage, a 347 square foot studio above the garage, a swimming pool, and a 1,446 square foot detached garage and barn; and a request for an Oak Tree Permit to possibly encroach within the protected zone of one (1) Oak tree for the proposed construction.

**ENVIRONMENTAL DETERMINATION:** Exempt from CEQA per Section 15303

**RECOMMENDATION:** Staff recommends the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 06-CUP-008 and Oak Tree Permit Case No. 06-OTP-017, subject to conditions, based on the findings of the attached draft Resolution.

**ZONING DESIGNATION:** RV-OA (Very Low Density Residential – Old Agoura Design Overlay)

**GENERAL PLAN DESIGNATION:** RV – (Very Low Density Residential)

## I. PROJECT BACKGROUND AND DESCRIPTION

The applicants, Steve and Marguerite Edwards, are requesting approval of a Conditional Use Permit to construct a new 5,246 square foot, two-story, single-family residence with a 919 square foot attached three-car garage and a 347 square-foot studio above the garage, in the Very Low Density Residential (RV) zone of Old Agoura. The applicants are also proposing a swimming pool and a 1,446 square foot detached garage and barn.

The 1.38 acre parcel is located on the northeast corner of the Balkins Drive and Lapworth Drive intersection. This irregular shaped lot fronts onto Balkins Drive and is parallel to the west by Lapworth Drive. The parcel rises 48 feet in elevation from the average street elevation of Balkins Drive (96 feet) to the average rear or north elevation (144 feet) of the lot, resulting in an average topographic slope of 19.84%. The Zoning Ordinance requires the Planning Commission's consideration and approval of a Conditional Use Permit for any development on lots that exceed a 10% average topographic slope. The applicant is also requesting approval of an Oak Tree Permit to possibly encroach within the protected zone of one (1) Oak tree for the proposed construction.

The proposed residence and attached garage, which occupies 7.8 percent of the lot, is situated at the northeast portion of the site and includes a proposed pad elevation of 134.33 feet, which is below the Lapworth Drive street elevation. The accessory structure (garage/barn) is proposed at a finished grade of 113.33 feet and is approximately at the same elevation as Lapworth Drive street elevation entrance. The subject parcel is surrounded by residential land uses. Existing hillside residences are present on adjacent properties to the west and east. The adjacent property to the north remains vacant.

The proposed single-family residence is a permitted use in the Very Low Density Residential (RV) zone and will meet the required development standards, relative to lot coverage, height and building placement. Listed below are the proposed development data pertaining to the project:

### Pertinent Data

	<u>Proposed</u>	<u>Allowed/ Required</u>
1. Lot Size:	1.38 acres (existing) (59,983 sq. ft.)	1 acre min. (43,560 sq. ft.)
2. Building Height:	32 ft.	35 ft. max.
3. Building Sizes:		
a. First Floor	2,807 sq. ft.	N/A
b. <u>Second Floor</u>	<u>2,439 sq. ft.</u>	N/A
Total House Area	5,246 sq. ft.	

c. Attached Garage	919 sq. ft.	N/A
d. Detached Garage and Barn	1,446 sq. ft.	
e. Studio Above Garage	347 sq. ft.	N/A
f. <u>Covered Patios &amp; Deck</u>	<u>996 sq. ft.</u>	N/A
Total Structures	3,708 sq. ft.	

4. Bldg. Lot Coverage:

a. Residence & Attached Garage	3,726 sq. ft. (6.2%)	
b. Covered Patios & Deck	996 sq. ft. (1.6%)	
c. Swimming Pool, Deck & Equip.	743 sq. ft. (1.2%)	
d. Hardscape/Walkways	1,222 sq. ft. (2.0%)	
e. Detached Garage and barn	<u>1,446 sq. ft. (2.4%)</u>	
Total	8,133 sq. ft. (13.4%)	Max. 25% (14,995 sq. ft.)

5. Building Setbacks:

Front (South)	282 ft.	25 ft. min.
Rear (North)	25 ft.	25 ft. min.
Left Side (West)	45 ft.	12 ft. min.
Right Side (East)	14 ft.	12 ft. min.

6. No. of Oak Trees:	12	N/A
7. Average Topographic Slope:	19.84%	N/A

**II. STAFF ANALYSIS**

Site Plan

The applicants are proposing to locate the residence in the flatter portion of the site, near the northeast end of the lot, thereby protecting on site Oak trees and reducing the amount of grading of the site, while meeting or exceeding the minimum yard setback distances for the zone. The applicants are also proposing a patio on the east side of the residence, wrapping around the rear (north) side of the residence. The swimming pool is proposed 10 feet from the covered patio at the northeast portion of the property. The front of the house faces southwest. The 15-foot wide driveway access to the three (3) car garage, located at the front of the house, is provided from Lapworth Drive. The Los Angeles County Fire District has tentatively approved the Site Plan for their required access.

The footprint of the proposed residence, attached garage, detached garage and barn, and the hardscape totals 8,133 square feet or 13.6% of the lot area. The RV zone allows for a maximum 25% lot coverage for lots that have an average slope of less than 10%. In addition, the Hillside Ordinance requires that at least 47.5% of the lot remain in undisturbed open space for parcels that have an average slope of 16-20%. Thus, the maximum amount

of construction area should not exceed 52.5% of the lot. Currently the project meets this requirement because 51.4% of the parcel remains undisturbed.

The proposed 1,446 square-foot detached garage and barn structure is a permitted use by the Zoning Ordinance. The Zoning Ordinance allows detached accessory structures to be a maximum height of 14 feet, only if located in the required yard area, and must maintain a minimum of 10 feet from the rear property line or main building and 5 feet from the side property line. Accessory structures cannot occupy more than 25% of the rear yard plus 40% of the buildable area in combination with any other accessory buildings on the site. In the Old Agoura Overlay District, accessory buildings may be erected in the minimum front yard provided that the above requirements are met and the structure is a minimum of 10 feet from the front property line. The proposed structure will be located, at a west-facing angle, 7 feet from the west side property line, and 9 feet from the east side property line, 102 feet from the main building, and 120 feet from the front property line (Balkins Drive). The maximum height of the structure will be 14 feet and will also comply with the maximum allowable lot coverage limitation for accessory structures. Barns are required to be placed at least 35 feet from any habitable structure or street. The placement of the proposed barn area of the structure is 75 feet to the nearest habitable structure and 35 feet to the nearest street (Lapworth Drive), which meets the requirement. The detached garage and barn structure will be accessed from Lapworth Drive by a secondary driveway located on the south side of the structure. A future horse area of approximately 2,600 square feet is shown at the lower area of the lot near Balkins Drive.

### Architectural Design

The architectural design of the residence, with its wrap-around porches and low-sheen, silver/gray colored metal roof is intended to evoke a Western-style of rural architecture. The proposed exterior of the residence includes a covered front porch with boxed columns and decorative window accents which will be painted white in color. The main color and exterior of the buildings would be a light sage-green colored, hardieplank lap full siding. A darker shade of green trim detailing is also proposed. The residence will have one chimney located on the eastern portion of the residence and is clad in stone veneer. The applicant is proposing an attached three-car garage with a second story studio above with access from the outside by raised wood stairs and guardrails located at the rear elevation of the garage. The roof is designed using multi-level roof lines.

The proposed residence will be positioned at an angle to Lapworth Drive. The most prominent elevation visible from the street (Lapworth Drive) will be the southwest elevation, which is two stories and approximately 32 feet in height at the highest roof line (27 feet high measured at the midpoint). Views of the residence from the north will be somewhat obscured by the Oak trees located near the northwest corner of the property.

A semi-permeable surface material of interlocking pavers is proposed for the driveway area to access the attached three-car garage. The applicant is proposing a concrete secondary driveway at the south end of the property with a decomposed granite turn around area to access the proposed detached garage and barn. Staff recommended that

the secondary driveway consist of decorative concrete and pavers or other semi-permeable finish, subject to approval by the Director of Planning and Community Development to ensure that it is of a permeable or semi-permeable surface material and consistent with drainage and run-off requirements. The applicant has agreed to modify the plans to reflect this suggestion.

The overall height of the proposed residence is 32 feet, not exceeding the maximum height of 35 feet allowed for a residence. The City Architectural Review Panel (ARP) found the architectural style of the proposed residence to be in keeping with the Old Agoura Design Overlay requirements and the City Architectural Design Guidelines and Standards. The Old Agoura Homeowners Association has also reviewed the project. A copy of their letter is attached to the report for the Commission's review.

In an effort to evaluate the compatibility of the proposed size of the home with other Old Agoura properties, a survey of 33 neighboring developed lots was conducted, as shown in an attached exhibit. The results revealed an average lot size of 56,966 square feet for the neighborhood and an average dwelling unit size of 3,437 square feet (excluding the garages), resulting in an average floor/area ratio of 0.05. The proposed two-story, single-family residence is 5,246 square feet in size on a 59,983 square feet (1.38 acre) lot, which results in a floor/area ratio of 0.08. The proposal is 1,858 square feet larger than the neighborhood average. Nonetheless, the applicant's proposal will result in a lot size coverage of 13.4% which is below the maximum allowable lot coverage of 25% for the zone. The proposed residence is not the largest in the immediate neighborhood. Several new residences have recently been approved by the Planning Commission located in the immediate vicinity of this project. Across Balkins Drive and to the west is a recently approved 5,420 square foot, two-story, single-family residence on a 1.01 acre parcel that is currently under construction. A few lots directly to the east is a 5,324 square foot, two-story, single-family residence on a 2.56 acre parcel that is currently under construction. On the southeast corner of Balkins Drive and Lapworth Drive is a 5,536 square foot, two-story, single-family residence on a 0.92 acre parcel that is also currently under construction. The proposed size of the applicant's residence is consistent with the recently approved homes in the surrounding area.

#### Engineering Department

The Engineering Department has reviewed the proposed Grading Plan and will require Lapworth Drive, which is a private street, to be improved along the west property line. The half-street improvements are to include 20 feet of pavement and an asphalt curb or a 3-foot wide inverted shoulder to ensure runoff is maintained within the roadway. The applicant is also required to prepare necessary documents to vacate the portion of the private roadway easement that exceeds 25-feet on the applicant's property, prior to the issuance of a grading permit. Said documents are required to be recorded with the Los Angeles County Recorder's Office prior to issuance of a building permit. Final street plans and drainage plans will be subject to approval by the City Engineer prior to issuance of a building permit. No improvements were required for Balkins Drive.

Grading required for the proposed project includes 586 cubic yards of cut, 2,241 cubic yards of fill and 1655 cubic yards of import to create the building pad elevations, access driveway, and useable yard areas. Proposed grading will require retaining walls all around the residence to support the flat building pad, driveway, and yard areas. A retaining wall ranging from 2-feet to 6-feet high is proposed at the base of a 2:1 cut slope on the west side of the property, extending from the westerly edge of the driveway toward the middle of the north property line. The retaining wall proposed at the upper easterly edge of the driveway will begin with a height of two feet at the southerly end and ends at a maximum height of six feet, south of the attached garage. A 6-foot high retaining wall is proposed at the base of a 2:1 fill slope near the east property line which will eliminate any impacts from the graded slope. An additional retaining wall is proposed along a portion of the rear property line and will remain under 6 feet. Considerably south of the residence, a 4-foot high retaining wall is proposed along the northwestern canopy of Oak tree #2, southeast of the barn, to eliminate any impacts to the tree from the 3:1 fill slope.

A private septic system, located on the east side yard, will serve the residence. The location and feasibility of the septic system has been tentatively approved by the Los Angeles County Health Department.

The City's Geotechnical Consultant has reviewed the geotechnical reports prepared for this project and recommends that the project be approved from a geotechnical perspective at the planning stage. The City's Geotechnical Consultant's letter dated September 29, 2006 is attached for reference. Construction traffic and related vehicular routes will also be reviewed by the City Engineer prior to the issuance of a grading permit with the intent to minimize impacts to the neighbors.

#### Oak Trees and Landscaping

The Oak Tree Report addresses a total of fifteen (15) oak trees. Twelve (12) of the Oak trees are located within the subject site and the remaining three (3) Oak trees are located off-site. It is feasible to construct the project as proposed without incurring direct impacts to any of the Oak trees. The applicant proposes to construct retaining walls just outside the protected zones of Oak Tree Numbers 2, 3, 4, and 6. Pursuant to recent conversations with the applicant, all construction activities associated with these walls can be accomplished completely outside of the protected zone of each Oak tree, eliminating potential direct impacts.

Since the topographic slope of the property exceeds 10%, the applicant is required to prepare a landscape plan for the City's review. The preliminary landscape plan was reviewed by the City Landscape Consultant, who recommends that the applicant submit final, detailed landscape and irrigation plans for review by the City Landscape Consultant and the Director of Planning and Community Development prior to building permit issuance, and subject to attached conditions. The final plans will be reviewed for slope stabilization, screening, and the incorporation of native plant species.

### Environmental Review

Upon review of this project by the City Environmental Analyst, no environmental impacts have been identified for construction of the project. The project has been determined to be Categorically Exempt from the California Environmental Quality Act per Section 15303. This exemption includes, but is not limited to, the construction of a single-family residence. A copy of the notice of exemption prepared by the City Environmental Analyst regarding the project is attached.

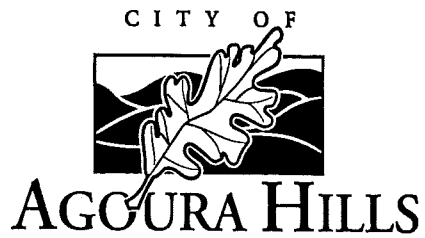
### III. RECOMMENDATIONS

Based on the foregoing analysis, staff recommends that the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 06-CUP-008 and Oak Tree Permit Case No. 06-OTP-017, subject to Conditions, based on the findings of the attached Draft Resolution.

### IV. ATTACHMENTS

- Draft Resolution and Conditions of Approval
- Exhibit A: Vicinity Map
- Exhibit B: Square Footage Analysis Map
- Exhibit C: GeoDynamics Letter of Recommendation
- Exhibit D: Environmental Determination
- Exhibit E: Reduced Copies of Plans
- Exhibit F: Letter from Old Agoura Homeowners Association
- Exhibit G: Photographs of the Site and Surroundings
- Exhibit H: Color Rendering of Residence and Barn

Case Planner: Renee Madrigal, Assistant Planner



**CONDITIONAL USE PERMIT CASE NO. 06-CUP-008  
AND OAK TREE PERMIT NO. 06-OTP-017**

**FOR THE PROPERTY LOCATED AT  
5952 LAPWORTH DRIVE, AGOURA HILLS**

**EXHIBIT A**

**VICINITY MAP**



**CONDITIONAL USE PERMIT CASE NO. 06-CUP-008  
AND OAK TREE PERMIT CASE NO. 06-OTP-017 (2055-022-073) EDWARDS**





**CONDITIONAL USE PERMIT CASE NO. 06-CUP-008  
AND OAK TREE PERMIT NO. 06-OTP-017**

**FOR THE PROPERTY LOCATED AT  
5952 LAPWORTH DRIVE, AGOURA HILLS**

**EXHIBIT B**

**SQUARE FOOTAGE ANALYSIS MAP**





**CONDITIONAL USE PERMIT CASE NO. 06-CUP-008  
AND OAK TREE PERMIT NO. 06-OTP-017**

**FOR THE PROPERTY LOCATED AT  
5952 LAPWORTH DRIVE, AGOURA HILLS**

**EXHIBIT C**

**CITY GEOLOGICAL/GEOTECHNICAL CONSULTANT  
LETTER OF RECOMMENDATION**

Date: September 29, 2006  
GDI #: 06.00103.0145

**CITY OF AGOURA HILLS - GEOTECHNICAL REVIEW SHEET**

To: Renee Madrigal

Project Location: 5952 Lapworth Drive, Agoura Hills, California.

Planning Case #: 06-CUP-008 & 06-OTP-017 (Edwards)

Building & Safety #: None

Geotechnical Report: Calwest Geotechnical (2006c), "Supplemental Geotechnical Engineering Letter, Proposed Residential Development, 5952 Lapworth Drive, City of Agoura Hills, California," Project 4724, September 25, 2006 (attached).

Calwest Geotechnical (2006b), "Addendum Geotechnical Engineering Report, Response to The City of Agoura Hills, Geotechnical Review Sheet, GDI# 06.00103.0145, Dated July 24, 2006, Proposed Residential Development, 5952 Lapworth Drive, City of Agoura Hills, California," Project 4724, August 14, 2006.

Calwest Geotechnical (2006a), "Update Geotechnical Engineering Report and Change of Geotechnical Consultant, Proposed Residential Development, 5952 Lapworth Drive, City of Agoura Hills, California," Project 4724, May 18, 2006.

Mountain Geology, Inc. (2006b), "Addendum Engineering Geologic Report #1, Proposed Residential Development, 5952 Lapworth Drive, City of Agoura Hills, California," MGI Project No.: JH6758, dated August 9, 2006.

Mountain Geology, Inc. (2006a), "Report of Update Engineering Geologic Study, Proposed Residential Development, 5952 Lapworth Drive, City of Agoura Hills, California," MGI Project No.: JH6758, dated April 13, 2006.

Plans: LC Engineering Group, (2006), "Grading and Development Plans, Sheets 1 through 7 5952 Lapworth Drive, City of Agoura Hills, California," Printing date: April 13, 2006.

Ken Stockton/Bruce Shindelus Architects (2006), "Architectural Site Plan, Sheets A-1 through A-9, A6 & A7", various dates in 2006

Previous Reviews: July 24, 2006

**FINDINGS**

Planning/Feasibility Issues

- Acceptable as Presented
- Response Required

Geotechnical Report

- Acceptable as Presented
- Response Required

**REMARKS**

Calwest Geotechnical (geotechnical consultant) and Mountain Geology, Inc. (geologic consultant) provided responses to the geotechnical review letter by the City of Agoura Hills dated July 24, 2006 regarding the proposed development at 5952 Lapworth Drive, City of Agoura Hills, California. The proposed development includes the construction of a custom single family residence, swimming pool, barn and retaining walls. Grading the site will include cut and fill operations to create the desired grades. An on-site sewage disposal system is also proposed.

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, some of the responses by the consultant required additional clarification. To expedite the review process, the reviewers contacted the geotechnical consultant and discussed remaining issues. The Consultant provided us via electronic mail a supplemental letter (Calwest 2006c; attached) with the requested clarifications. As such, the referenced reports should be acceptable as presented. Plan-Check comments should be addressed in Building & Safety Plan Check, and a separate geotechnical submittal is not required for plan-check comments.

### **Plan-Check Comments**

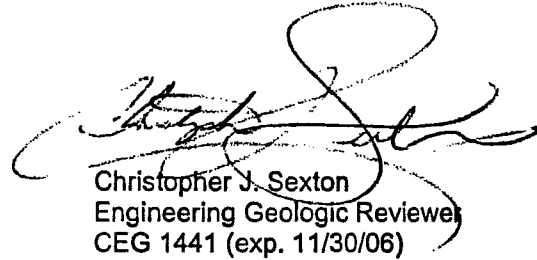
1. The name, address, and phone number of the Consultant and a list of all the applicable geotechnical reports shall be included on the building/grading plans.
2. The grading plan should include the limits and depths of overexcavation of the building pad and flatwork areas as recommended by the Consultant.
3. The following note must appear on the grading plans: *"The existing well should be verified to have been abandoned in accordance with City/County standards as well as any other applicable jurisdictions prior to fill placement over the well location."*
4. 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."*
5. The following note must appear on the grading and foundation plans: *"All cut-slopes should be mapped during grading. Stabilization measures should be applied where future cuts expose adversely oriented joint surfaces or intersections of joint surfaces."*
6. The following note must appear on the grading and foundation plans: *"Excavations shall be made in compliance with CAL/OSHA Regulations."*
7. 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."*
8. Foundation plans and foundation details shall clearly depict the embedment material and minimum depth of embedment for the foundations.
9. Drainage plans depicting all surface and subsurface non-erosive drainage devices, flow lines, and catch basins shall be included on the building plans.
10. Final grading, drainage, and foundation plans shall be reviewed, signed, and wet stamped by the consultant.
11. 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 GDI at (805) 496-1222.

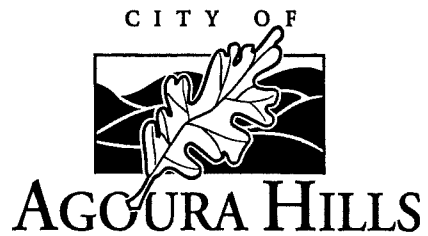
Respectfully Submitted,  
GeoDynamics, INC.

*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)

Attachment: Supplemental Letter dated September 25, 2006.



**CONDITIONAL USE PERMIT CASE NO. 06-CUP-008  
AND OAK TREE PERMIT NO. 06-OTP-017**

**FOR THE PROPERTY LOCATED AT  
5952 LAPWORTH DRIVE, AGOURA HILLS**

**EXHIBIT D**

**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:** Edwards Single Family Residence

**Project Location-Specific:** 5952 Lapworth 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 4,950 square-foot single family home, with a 908 square-foot, unattached, three-car garage, which includes a 347 square-foot studio above. The project site is a 59,983 square-foot hillside lot. The request is for a Conditional Use Permit, given that the site is on a hillside, and an Oak Tree Permit for encroachment into the protected zone of one oak tree.

**Name of Public Agency Approving Project:** City of Agoura Hills

**Name of Person or Agency Carrying Out Project:** Steve and Marguerite Edwards

**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: 7/27/06

Title: Senior Planner



**CONDITIONAL USE PERMIT CASE NO. 06-CUP-008  
AND OAK TREE PERMIT NO. 06-OTP-017**

**FOR THE PROPERTY LOCATED AT  
5952 LAPWORTH DRIVE, AGOURA HILLS**

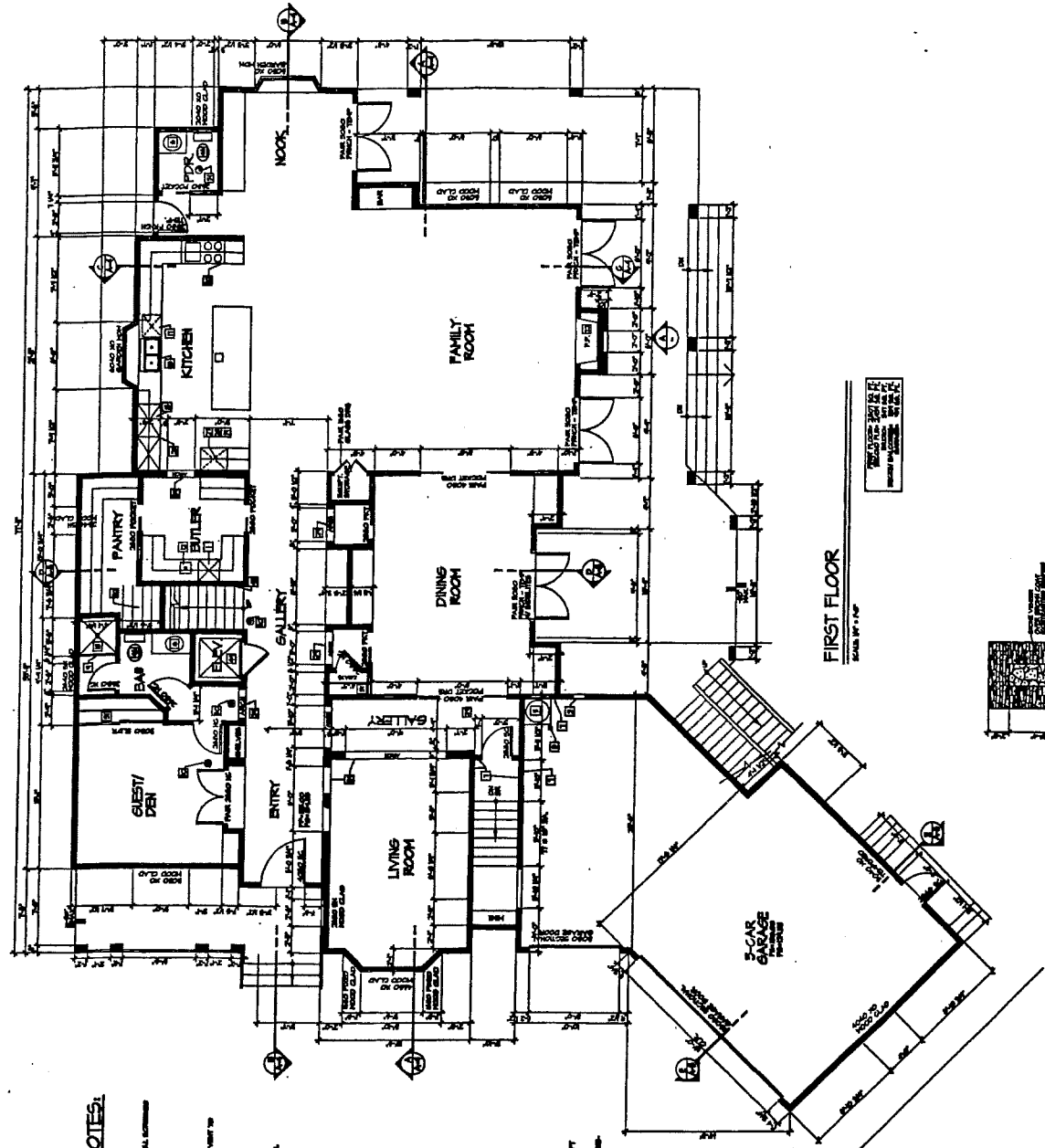
**EXHIBIT E**

**REDUCED COPIES OF PLANS**

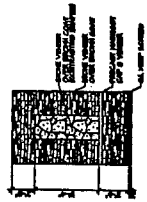




NOT FOR CONSTRUCTION



**FIRST FLOOR**  
SCALE: 1/8" = 1'-0"



**CHIMNEY ELEVATION**  
SCALE: 1/8" = 1'-0"

**FLOOR PLAN KEYNOTES:**

1. 3/4" CONCRETE ON 4" REINFORCED CONCRETE SLAB
2. CONCRETE FILL WITH FIBER FIBER REINFORCE ALL EXTERIOR
3. 1/2" POLYURETHANE INSULATION
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