

- LEGEND:**
- FA FINISHED SURFACE ELEVATION
 - FL FLOW LINE ELEVATION
 - FC FLOW LINE CENTERLINE
 - TC TOP OF CURB
 - HA HIGH POINT
 - LP LOW POINT
 - GA GAUGE BREAK
 - GL GROUND LEVEL
 - MA MAINTENANCE ROAD
 - MO MOUNTAIN ROAD
 - MOU MOUNTAIN OVERLOOK
 - ME MEADOWS
 - 1000' ELEVATION (1000)
 - PROPOSED LINE
 - EXISTING LINE
 - CUT & FILL TRANSITION
 - PROPOSED BUILDING
 - PROPOSED WALKING
 - PROPOSED RETAINING WALL
 - PROPOSED WALL

1. In case of emergency, call RMT SHAMON at 415.292.0082.

2. A checklist for emergency work is available at the City of Agoura Hills Public Works Department, 15000 Agoura Road, Agoura Hills, CA 91301.

3. Erosion control devices shown on this plan may be removed when approved by the Building Official if the grading operation has progressed to the point where they are no longer required.

4. Gravel areas adjacent to the slopes located at the site perimeter must be covered with a 2" to 4" depth of gravel to prevent erosion. Gravel shall be placed in the areas on a daily basis.

5. All fill and debris shall be removed from all areas within 24 hours after each rainstorm and be disposed of on-site.

6. A gravel shall be placed on the site whenever the depth of water in any device exceeds two feet. The device shall be opened or pumped dry within 24 hours after each rainstorm. Pumping and creating of all devices shall be done in a manner which complies with the appropriate BMP for detouring.

7. The placement of additional devices to reduce erosion damage and control sedimentation on the site is the discretion of the Building Official. Additional devices as needed shall be installed to maintain sedimentation and other pollutants on site.

8. Gravel shall be placed on the site immediately between November 1 and April 15 of the year following the placement of the filling Official.

9. The placement of additional devices to reduce erosion damage and control sedimentation on the site is the discretion of the Building Official. Additional devices as needed shall be installed to maintain sedimentation and other pollutants on site.

10. Gravel shall be placed on the site immediately between November 1 and April 15 of the year following the placement of the filling Official.

11. Gravel shall be placed on the site immediately between November 1 and April 15 of the year following the placement of the filling Official.

12. Gravel shall be placed on the site immediately between November 1 and April 15 of the year following the placement of the filling Official.

13. Gravel shall be placed on the site immediately between November 1 and April 15 of the year following the placement of the filling Official.

14. Gravel shall be placed on the site immediately between November 1 and April 15 of the year following the placement of the filling Official.

15. Gravel shall be placed on the site immediately between November 1 and April 15 of the year following the placement of the filling Official.

16. Gravel shall be placed on the site immediately between November 1 and April 15 of the year following the placement of the filling Official.

17. Gravel shall be placed on the site immediately between November 1 and April 15 of the year following the placement of the filling Official.

18. Gravel shall be placed on the site immediately between November 1 and April 15 of the year following the placement of the filling Official.

19. Gravel shall be placed on the site immediately between November 1 and April 15 of the year following the placement of the filling Official.

20. Gravel shall be placed on the site immediately between November 1 and April 15 of the year following the placement of the filling Official.

- EROSION CONTROL**
- EC1 - SCHEDULING
 - EC2 - PRESERVATION OF EXISTING VEGETATION
 - EC3 - HYDROSEEDING
 - EC4 - HYDROSEEDING
 - EC5 - SOIL NUTRIENTS
 - EC6 - VEGETATION
 - EC7 - GEOTEXTILES & MATS
 - EC8 - STABILIZED CONSTRUCTION WASH
 - EC9 - SWATH STRIPS AND URDRAINAGE SWALES
 - EC10 - VELOCITY DISSIPATION DEVICES
 - EC11 - SLOPE PROTECTION
 - EC12 - STREAMBANK STABILIZATION
 - EC13 - POLYMER/LAUNDER
 - EC14 - SILT FENCE
 - EC15 - SILENT BARRIERS
 - EC16 - CHECK DAM
 - EC17 - GRAVEL MAT BERM
 - EC18 - STREET SWEEPING AND VACUUMING
 - EC19 - STRAW BALE BARRIERS
 - EC20 - STORM DRAIN INLET PROTECTION
- WASTE MANAGEMENT**
- WM1 - WIND EROSION CONTROL
 - WM2 - EQUIPMENT TRACKS/CONTROL
 - WM3 - STABILIZED CONSTRUCTION WASH
 - WM4 - ENTRANCE/OUTLET TIRE WASH
 - WM5 - WASH WATER MANAGEMENT
 - WM6 - WATER CONSERVATION PRACTICES
 - WM7 - DEWATERING OPERATIONS
 - WM8 - WASTE WATER TREATMENT
 - WM9 - TEMPORARY STRAIN CROSSING
 - WM10 - CLEAR WATER DIVERSION
 - WM11 - PORTABLE WATER TREATMENT
 - WM12 - VEHICLE AND EQUIPMENT CLEANING
 - WM13 - VEHICLE AND EQUIPMENT MAINTENANCE
 - WM14 - CONCRETE CURING
- CONSTRUCTION MANAGEMENT**
- CM1 - CONCRETE FINISHING
 - CM2 - CONCRETE CURING
 - CM3 - CONCRETE CURING
 - CM4 - CONCRETE CURING
 - CM5 - CONCRETE CURING
- WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL**
- WM1 - MATERIAL DELIVERY AND STORAGE
 - WM2 - MATERIAL USE
 - WM3 - SPILL PREVENTION AND CONTROL
 - WM4 - HAZARDOUS WASTE MANAGEMENT
 - WM5 - CONTAMINATION SOIL MANAGEMENT
 - WM6 - SANITARY/TOILET WASTE MANAGEMENT
 - WM7 - LIQUID WASTE MANAGEMENT

WASTEWATER MANAGEMENT

- WW1 - WASTEWATER TREATMENT
- WW2 - WASTEWATER TREATMENT
- WW3 - WASTEWATER TREATMENT
- WW4 - WASTEWATER TREATMENT

CONCRETE FINISHING

- CF1 - CONCRETE FINISHING
- CF2 - CONCRETE FINISHING
- CF3 - CONCRETE FINISHING

CONSTRUCTION MANAGEMENT must be made on the LSWPPP plan or submitted as separate documents.

The following statement must be made on the LSWPPP plan or submitted as separate documents.

The project owner or authorized agent of the owner, I have read and understand the requirements to control stormwater pollution from sediment, erosion, and construction materials, and I certify that I will comply with these requirements. I, or my representative, contractor, developer, or Engineer will make certain that all BMP (BMP's) shown on this plan will be fully inspected and approved by the Building Official, and a current log, specifying the start of the inspection and any remedial measures, will be kept at the construction site at all times and will be available for the review by the Building Official.

As the project owner or authorized agent of the owner, I certify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on this review and the information submitted, I am a true and accurate and complete, I am aware that submitting false and/or inaccurate information to the Building Official is a violation of the Local SWPPP and may result in penalties or other sanctions provided by law.

Owner or Authorized Representative (Permittee) _____ Date _____

CITY OF AGOURA HILLS APPROVAL

DATE _____

JAMES E. THORBER _____ DATE _____

12/1/06 _____

4717 _____

PROJECT NO. 04-08-242 _____

SHEET 4 OF 5 _____

MITIGATION NOTES:

1. ANY STORMWATER SEDIMENT AND CONSTRUCTION WASTE FROM THE CONSTRUCTION SITE AND PARKING AREAS IS PROHIBITED. SEDIMENT AND CONSTRUCTION WASTE MUST BE TRACKED OFF SITE, MUST BE REMOVED THE SAME DAY AS THEY ARE TRACKED OFF SITE.
2. ANY SEDIMENTS OR MATERIALS, WHICH ARE TRACKED OFF SITE, MUST BE COVERED THE SAME DAY AS THEY ARE TRACKED OFF SITE.
3. ANY MATERIALS LOCATED ON THE SITE AND SOIL PILES SHOULD BE COVERED AND OTHERWISE PROTECTED SO THAT SEDIMENTS DO NOT GO INTO THE STREET OR ADJACENT AREAS.
4. WASHING OF CONSTRUCTION OR OTHER INDUSTRIAL EQUIPMENT ADJACENT TO THE CONSTRUCTION SITE IS PROHIBITED. WASH WATER IS NOT ALLOWED TO LEAVE THE CONSTRUCTION SITE.
5. DRAINAGE CHANNELS MAY BE REQUIRED DEPENDING ON THE EXTENT OF GRADING AND TOPOGRAPHY OF THE SITE.
6. BMP'S SHALL BE INSPECTED, CLEANED AND REPAIRED WHEN NECESSARY PRIOR TO THE ONSET OF STORM IN EACH YEAR.
7. THE MAINTENANCE PROGRAM SHALL INCLUDE THE DRAINAGE/ATTENUATION STRUCTURES OR OTHER BMP'S FAIL OR RESULT IN INCREASED EROSION, THE APPLICANT/LANDOWNER OR SUCCESSOR-IN-INTEREST AND RESTORATION OF THE EXISTING NECESSARY REPAIRS TO THE DRAINAGE/ATTENUATION SYSTEM OR BMP'S TO THE COMPLETION OF SUCH REPAIR OR RESTORATION WORK. THE APPLICANT SHALL SUBMIT A REPAIR AND RESTORATION PLAN TO THE EXECUTIVE DIRECTOR TO DETERMINE IF AN AMENDMENT OR NEW CONSTRUCTION DEVELOPMENT PERMIT IS REQUIRED TO AUTHORIZE SUCH WORK.

DRAINAGE SYSTEM MAINTENANCE PROVISIONS:

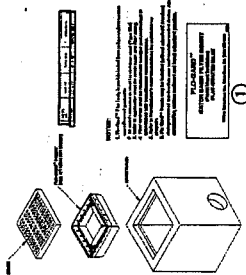
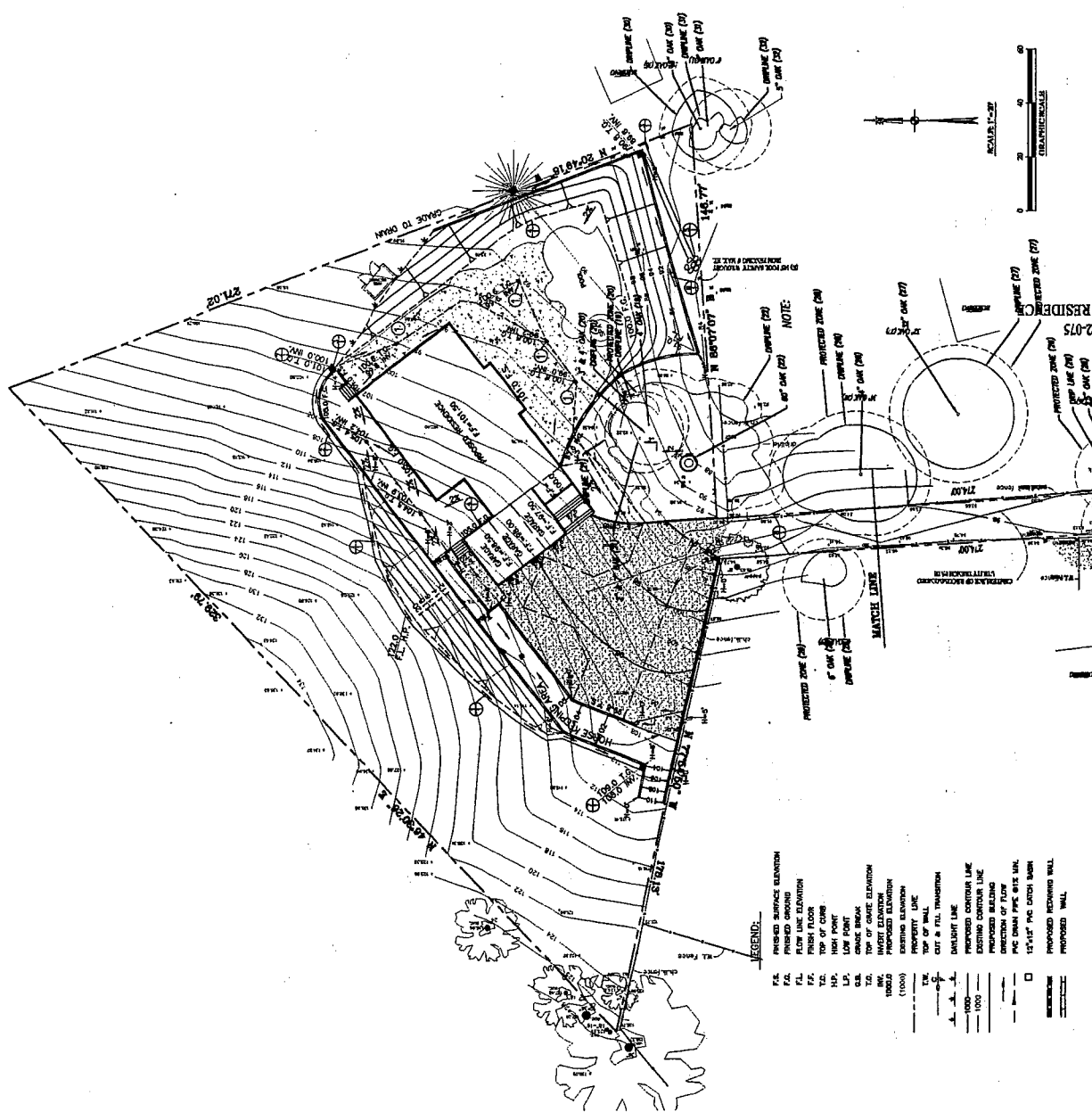
1. BMP'S SHALL BE INSPECTED, CLEANED AND REPAIRED WHEN NECESSARY PRIOR TO THE ONSET OF STORM IN EACH YEAR.
2. SHOULD ANY OF THE PROJECT'S SURFACE OR SUBSURFACE DRAINAGE/ATTENUATION STRUCTURES OR OTHER BMP'S FAIL OR RESULT IN INCREASED EROSION, THE APPLICANT/LANDOWNER OR SUCCESSOR-IN-INTEREST AND RESTORATION OF THE EXISTING NECESSARY REPAIRS TO THE DRAINAGE/ATTENUATION SYSTEM OR BMP'S TO THE COMPLETION OF SUCH REPAIR OR RESTORATION WORK. THE APPLICANT SHALL SUBMIT A REPAIR AND RESTORATION PLAN TO THE EXECUTIVE DIRECTOR TO DETERMINE IF AN AMENDMENT OR NEW CONSTRUCTION DEVELOPMENT PERMIT IS REQUIRED TO AUTHORIZE SUCH WORK.

CALCULATION OF 3/4" PEAK MITIGATED FLOW RATE

$A_t = 42,239.13 \text{ S.F.} = 1.13 \text{ AC. (TOTAL AREA)}$
 $A_i = 9,818.47 \text{ S.F.} = 0.23 \text{ AC. (TOTAL IMPERVIOUS AREA)}$
 $A_p = 39,420.66 \text{ S.F.} = 0.90 \text{ AC. (PERVIOUS AREA)}$
 $Q_p = A_i \times I$
 $I = 0.189$
 $Q_p = 0.23 \times 0.189 = 0.043 \text{ CFS}$

FAN FILTER MAINTENANCE PROGRAM:

1. METALLIZATION RECORDS.
2. MAINTENANCE RECORDS.
3. THE FAN FILTER MAINTENANCE PROGRAM SHALL INCLUDE THE FOLLOWING:
4. THE FAN FILTER MAINTENANCE PROGRAM SHALL INCLUDE THE FOLLOWING:
5. THE FAN FILTER MAINTENANCE PROGRAM SHALL INCLUDE THE FOLLOWING:
6. THE FAN FILTER MAINTENANCE PROGRAM SHALL INCLUDE THE FOLLOWING:
7. THE FAN FILTER MAINTENANCE PROGRAM SHALL INCLUDE THE FOLLOWING:
8. THE FAN FILTER MAINTENANCE PROGRAM SHALL INCLUDE THE FOLLOWING:
9. THE FAN FILTER MAINTENANCE PROGRAM SHALL INCLUDE THE FOLLOWING:
10. THE FAN FILTER MAINTENANCE PROGRAM SHALL INCLUDE THE FOLLOWING:



STANDARD URBAN STORMWATER MITIGATION PLAN

PROJECT NO. 04-08-242 SHEET 5 OF 5
CITY OF AGOURA HILLS DIV. NO.

CITY OF AGOURA HILLS APPROVAL

PREPARED BY: **PEG** PROJECT ENGINEER
 REVIEWED BY: JAMES E. THORSEN CITY ENGINEER
 DATE: _____ DATE: _____

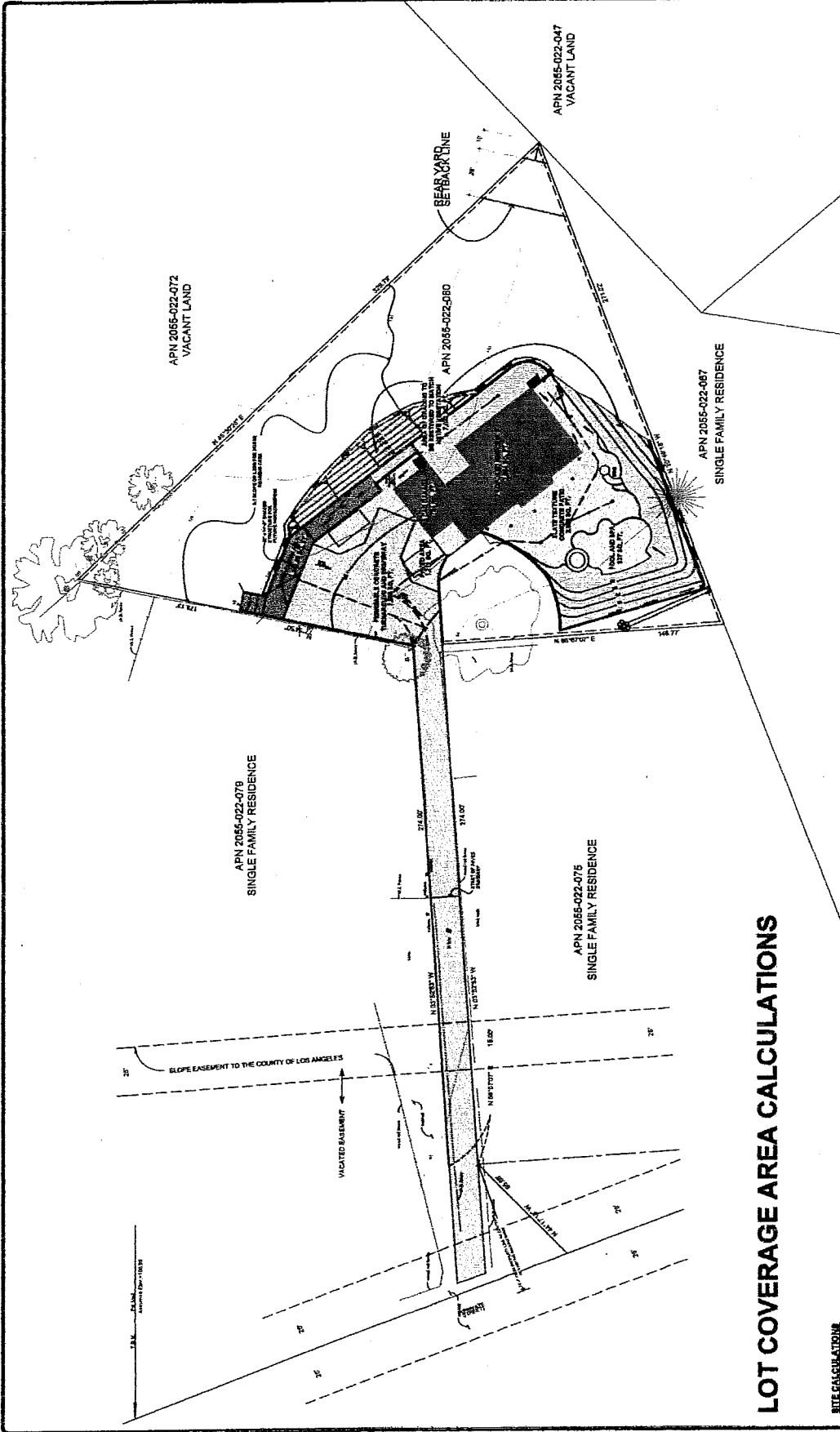
REV.	SYMBOL	DESCRIPTION OF CHANGE	DATE

NO.	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

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

CLIVE DAWSON A.I.A.
 architecture and planning
 2825 Pacific Coast Highway, Malibu, California 90265 310.598.1823

DATE	
SCALE	
PROJECT NO.	
CLIENT	
LOCATION	
DESCRIPTION	
APPROVED BY	
DATE	
PROJECT NO.	
CLIENT	
LOCATION	
DESCRIPTION	
APPROVED BY	
DATE	



LOT COVERAGE AREA CALCULATIONS

ITEM	DESCRIPTION	AREA (SQ. FT.)
LOT COVERAGE ANALYSIS	FOOTPRINT OF RESIDENCE	2,804 SQ. FT.
	POOL AND SPA	704 SQ. FT.
	PARTIAL DRIVEWAY	4,478 SQ. FT.
	POOL AND SPA	538 SQ. FT.
	AREA OF GRADING TO BE USED FOR PORCHES, PATIOS, DECKS, TERRACES, AND OTHER OUTDOOR SPACES	7,253 SQ. FT.
	AREA OF GRADING TO BE USED FOR NONRESIDING	1,322 SQ. FT.
	DEVELOPED AREA	17,244 SQ. FT. - 34% DEVELOPED AREA
	DEVELOPED AREA TOTAL LOT AREA *	17,244 SQ. FT. / 49,276 SQ. FT. = 35%
	DRIVEWAY AND TURNAROUND	7,098 SQ. FT. 15%
	REQUIRED BY PRECISEPT.	12,544 SQ. FT. 25% MIN.
DEVELOPMENT AREA	MINIMUM OF 25% OF PAVEMENT TO REMAIN IN OPEN SPACE (PERCENT FOOTPRINT WITHIN 21.25%)	4,561 SQ. FT. 9.2%
	25% OF PAVEMENT TO REMAIN IN OPEN SPACE	4,561 SQ. FT. 9.2%
	25% OF PAVEMENT TO REMAIN IN OPEN SPACE	4,561 SQ. FT. 9.2%
	25% OF PAVEMENT TO REMAIN IN OPEN SPACE	4,561 SQ. FT. 9.2%
TOTAL	DEVELOPED AREA	17,244 SQ. FT. 34%
	DRIVEWAY AND TURNAROUND	7,098 SQ. FT. 15%

PROJECT INFORMATION	ASSESSOR'S PARCEL NUMBER	ZONING	NUMBER OF PARKING SPACES REQUIRED	NUMBER OF PARKING SPACES PROPOSED	RESIDENCE SQUARE FOOTAGE	PROPOSED FIRST LEVEL GARAGE	PROPOSED SECOND LEVEL GARAGE	PROPOSED IMPERMEABLE COVERAGE (INCLUDING PAVED DRIVEWAY AND TURNAROUND)
2065-022-060	RV-0A	2 COVERED	3 COVERED	2 UNCOVERED	2,004 SQ. FT.	704 SQ. FT.	2,008 SQ. FT.	5,684 SQ. FT.
2065-022-078	RV-0A	2 COVERED	3 COVERED	2 UNCOVERED	2,004 SQ. FT.	704 SQ. FT.	2,008 SQ. FT.	5,684 SQ. FT.
2065-022-075	RV-0A	2 COVERED	3 COVERED	2 UNCOVERED	2,004 SQ. FT.	704 SQ. FT.	2,008 SQ. FT.	5,684 SQ. FT.

OWNER INFORMATION
 RAFI AND ORIT SHARON
 382 ROCKBROOK DRIVE
 OAK PARK, CA 91377
 PHONE: 818.897.8833

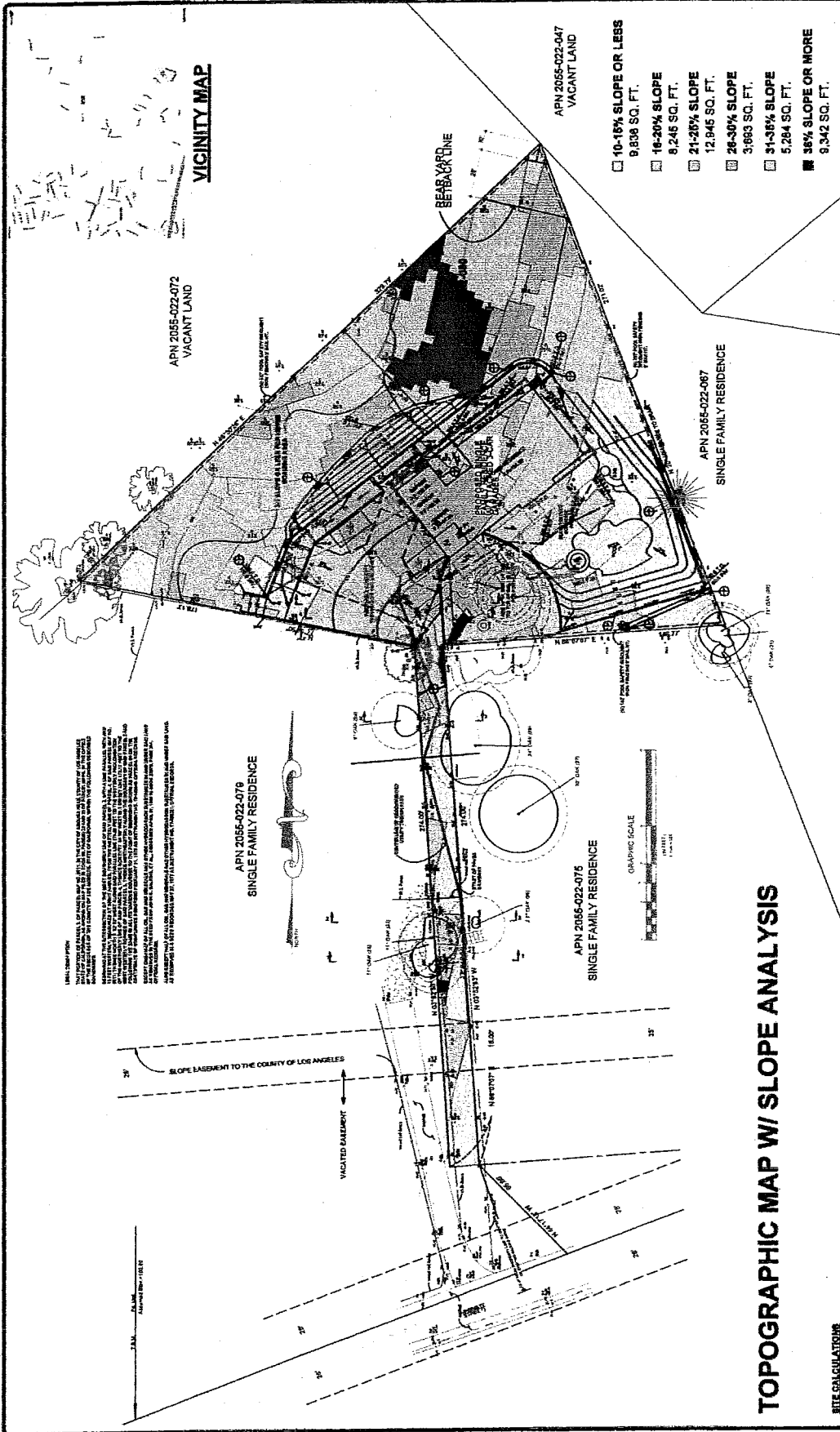
APRIL 2008	SA
NOV 2008	SA
JAN 2007	SA
MAR 2007	SA

PROPOSED RESIDENTIAL DEVELOPMENT FOR
 RAFI AND ORIT SHARON
 2824 BALDINS DRIVE
 AGOURA HILLS, CA. 91301

CLIVE DAWSON A.T.A.
 architecture and planning
 28973 Pacific Coast Highway, Malibu, California 90265 310.599.1923

DATE	APRIL 2008
PROJECT	2824 BALDINS DRIVE
DATE 2008	11-27
DATE 2008	11-27
DATE 2008	11-27
DATE 2008	11-27

SA



- 10-16% SLOPE OR LESS 9,838 SQ. FT.
- 16-20% SLOPE 8,246 SQ. FT.
- 21-26% SLOPE 12,846 SQ. FT.
- 26-30% SLOPE 3,983 SQ. FT.
- 31-35% SLOPE 5,284 SQ. FT.
- 35% SLOPE OR MORE 9,342 SQ. FT.

OWNER INFORMATION
 RAFI AND ORIT SHARON
 343 ROCKEGRO DRIVE
 OAK PARK, CA. 91777
 PHONE: 818.471.7187

PROJECT INFORMATION
 2055-022-067
 RV-0A
 2 COVERED
 3 COVERED
 2 UNCOVERED

RENDERING SQUARE FOOTAGE
 PROPOSED FIRST LEVEL 2,804 SQ. FT.
 GARAGE 704 SQ. FT.
 PROPOSED SECOND LEVEL 2,058 SQ. FT.
 5,564 SQ. FT.

PROPOSED IMPERMEABLE COVERAGE (INCLUDING PAVED DRIVEWAY AND TUNNARD)
 13,782 SQ. FT.

APN 2055-022-078 SINGLE FAMILY RESIDENCE

APN 2055-022-076 SINGLE FAMILY RESIDENCE

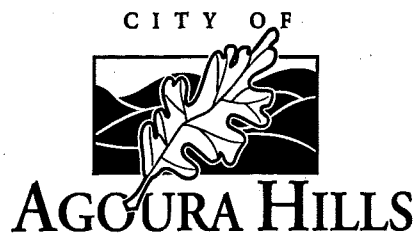
GRAPHIC SCALE

TOPOGRAPHIC MAP W/ SLOPE ANALYSIS

LOT COVERAGE 15.15%	2,004 SQ. FT.
FOOTPRINT OF GARAGE	704 SQ. FT.
FOOTPRINT OF STRUCTURE	4,876 SQ. FT.
POOL AND SPA	528 SQ. FT.
AREA OF GRADING TO BE RESTORED TO MATCH NATURAL VEGETATION	7,122 SQ. FT.
AREA OF GRADING TO BE USED FOR UNDEVELOPED AREA	1,328 SQ. FT.
UNDEVELOPED AREA	17,244 SQ. FT. (40.27% TOTAL LOT AREA)
UNDEVELOPED AREA TOTAL LOT AREA	17,244 SQ. FT. (40.27% TOTAL LOT AREA)
CONCRETE AND TERRAZZO INCLUDED BY FIRE DEPT.	7,208 SQ. FT. (15%)

DEVELOPMENT AREA:
 MINIMUM OF 62.5% OF PARCELS TO REMAIN IN OPEN SPACE & PERCENT SLOPE IS WITHIN 21-25%
 62.5% OF PARCEL = 50,708 SQ. FT.
 14,478 SQ. FT. ALLOWED DEVELOPMENT

NOTE: THIS MAP IS A TOPOGRAPHIC MAP WITH SLOPE ANALYSIS. IT IS NOT A SURVEY. THE SLOPE ANALYSIS IS BASED ON THE 2008 AIR PHOTOGRAPHY. THE SLOPE ANALYSIS IS NOT A GUARANTEE OF THE ACCURACY OF THE SLOPE ANALYSIS. THE SLOPE ANALYSIS IS NOT A GUARANTEE OF THE ACCURACY OF THE SLOPE ANALYSIS. THE SLOPE ANALYSIS IS NOT A GUARANTEE OF THE ACCURACY OF THE SLOPE ANALYSIS.



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

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

EXHIBIT D

GEODYNAMICS LETTER OF RECOMMENDATION

Date: December 28, 2006
GDI #: 06.00103.0140**CITY OF AGOURA HILLS - GEOTECHNICAL REVIEW SHEET**

To: Renee Madrigal

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

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

Building & Safety #: None

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

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

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

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

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

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

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

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

FINDINGS

Planning/Feasibility Issues

- Acceptable as Presented
 Response Required

Geotechnical Report

- Acceptable as Presented
 Response Required

REMARKS

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

The City of Agoura Hills – Planning Department reviewed the referenced report from a geotechnical perspective for compliance with applicable codes, guidelines, and standards of practice. GeoDynamics, Inc. (GDI) performed the geotechnical review on behalf of the City. Based upon the City's review, the referenced reports are acceptable as presented with regard to planning and feasibility issues. We

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

Report Review Comments

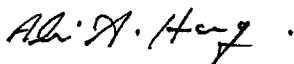
The consultant should review final development plans and provide additional recommendations to address any significant changes in the plans relative to the reviewed development plans used in the preparation of the above referenced reports.

Plan-Check Comments

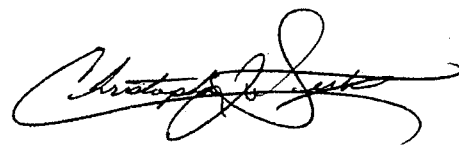
1. The name, address, and phone number of the Consultant and a list of all the applicable geotechnical reports shall be included on the building/grading plans.
2. The grading plan should include the limits and depths of overexcavation of the building pad and flatwork areas as recommended by the Consultant.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

If you have any questions regarding this review letter, please contact GeoDynamics, Inc. at (805) 496-1222.

Respectfully Submitted,
GeoDynamics, INC.



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



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



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

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

EXHIBIT E

ENVIRONMENTAL DETERMINATION

Notice of Exemption

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

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

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

Project Title: Sharon Single Family Residence

Project Location-Specific: 28243 Balkins Drive

Project Location-City: City of Agoura Hills

Project Location-County: Los Angeles

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

Name of Public Agency Approving Project: City of Agoura Hills

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

Exempt Status: (Check One)

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

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

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

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

Signature: Allison Cook

Date: 3/10/06

Title: Senior Planner/
Environmental Analyst



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

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

EXHIBIT F

**LETTER FROM OLD AGOURA
HOMEOWNERS ASSOCIATION**

DATE: Feb. 14, 2007

RE: Addendum: Review of Proposed Project

FROM: Planning and Zoning Committee,
Old Agoura Homeowners Association

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

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

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

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

We hope this is of help to you.

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

CC: Rene Madrigal, Assistant Planner



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

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

EXHIBIT G

**PHOTOGRAPHS OF THE SITE AND
SURROUNDINGS**

PHOTO #1



PHOTO #2

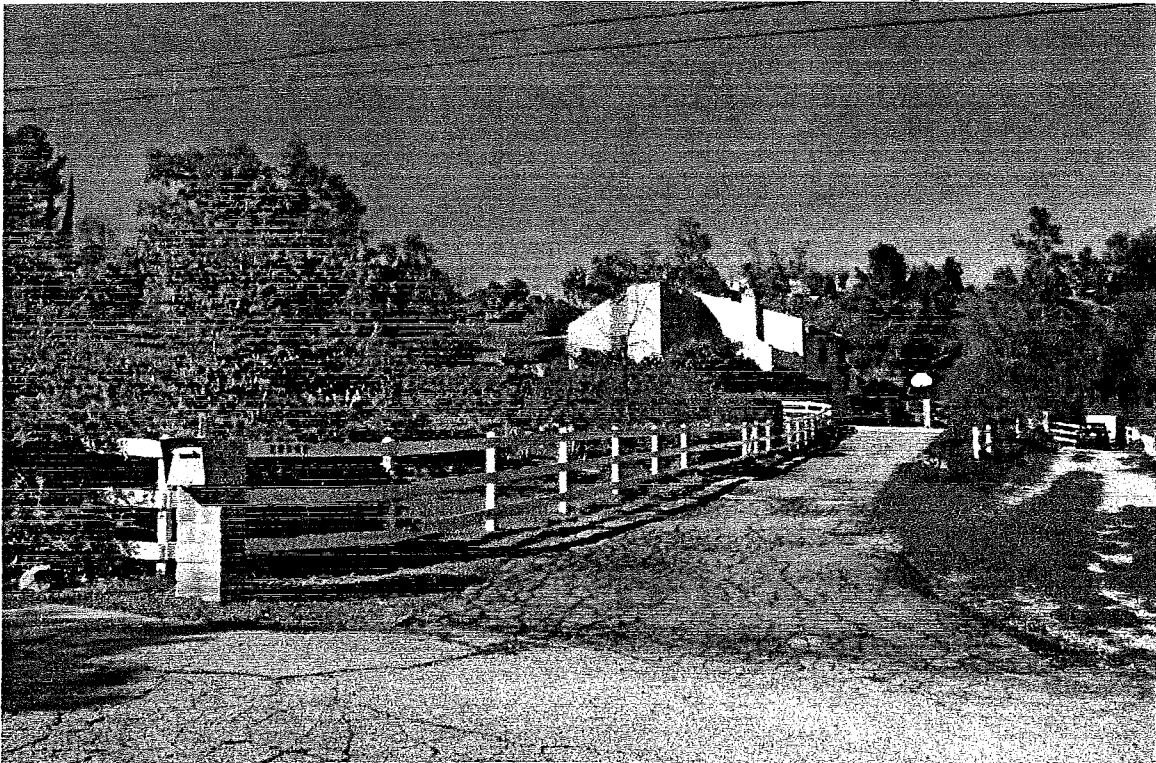


PHOTO #3

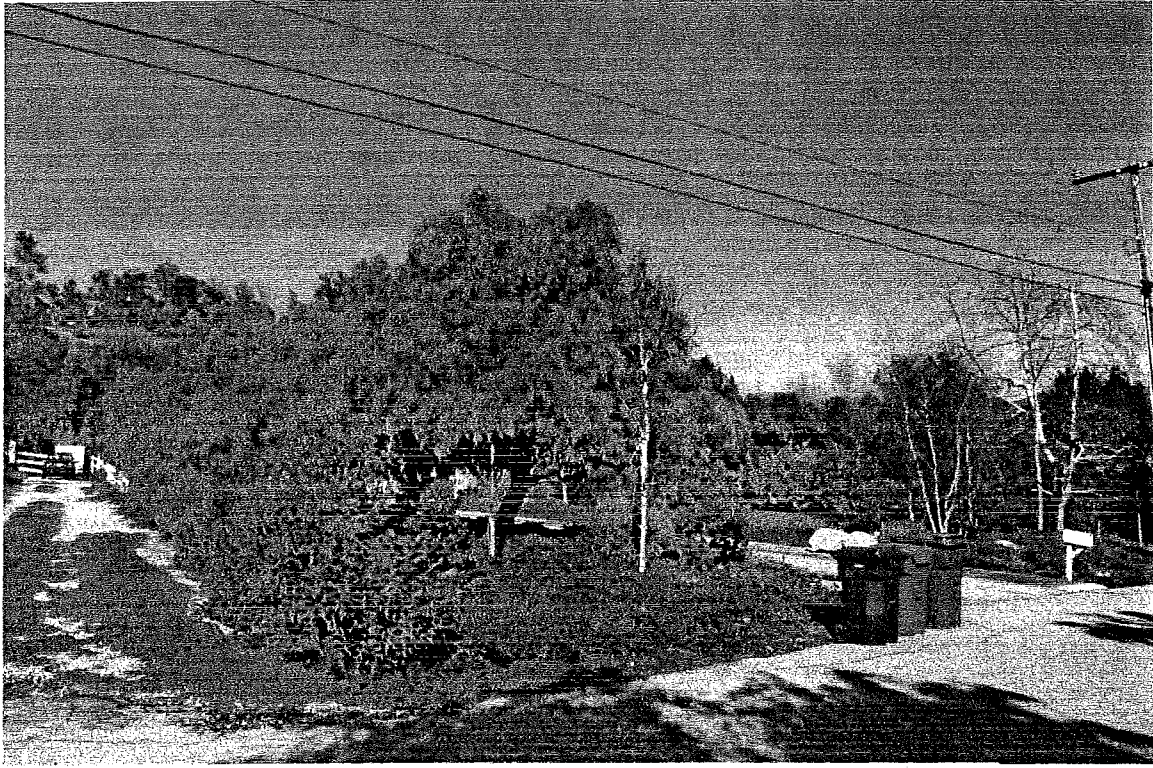


PHOTO #4

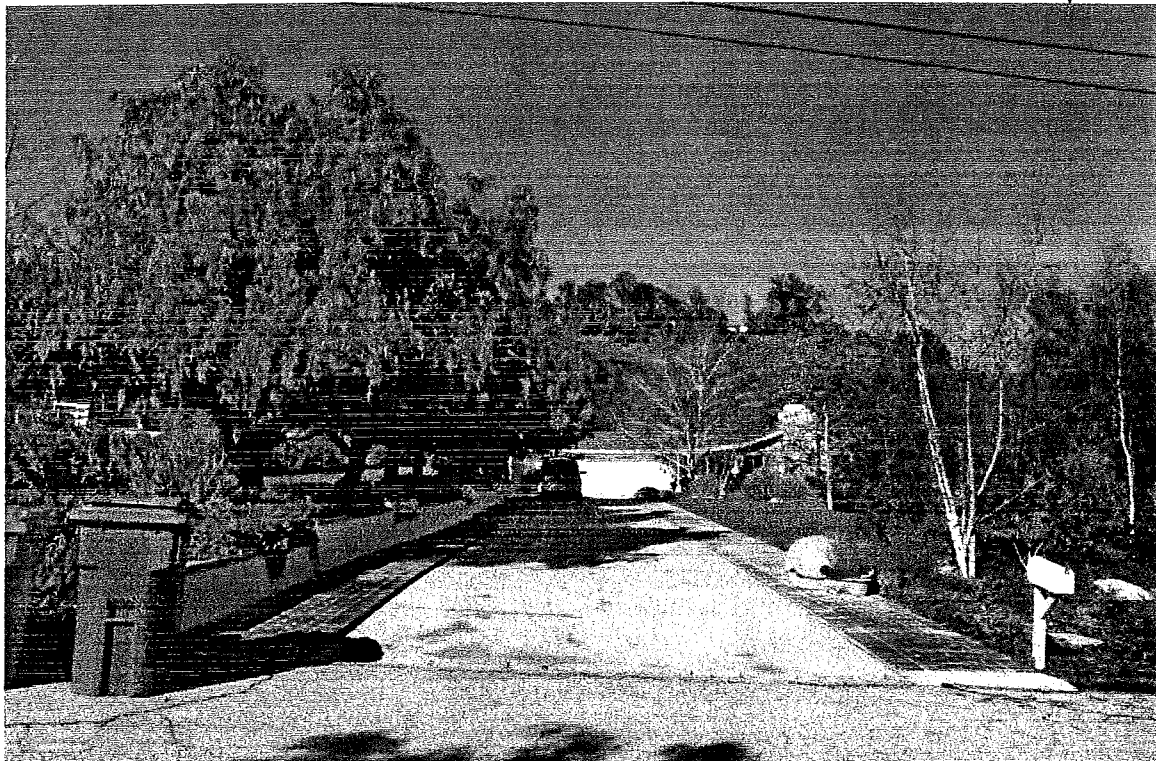


PHOTO #5



PHOTO #6



PHOTO # 7

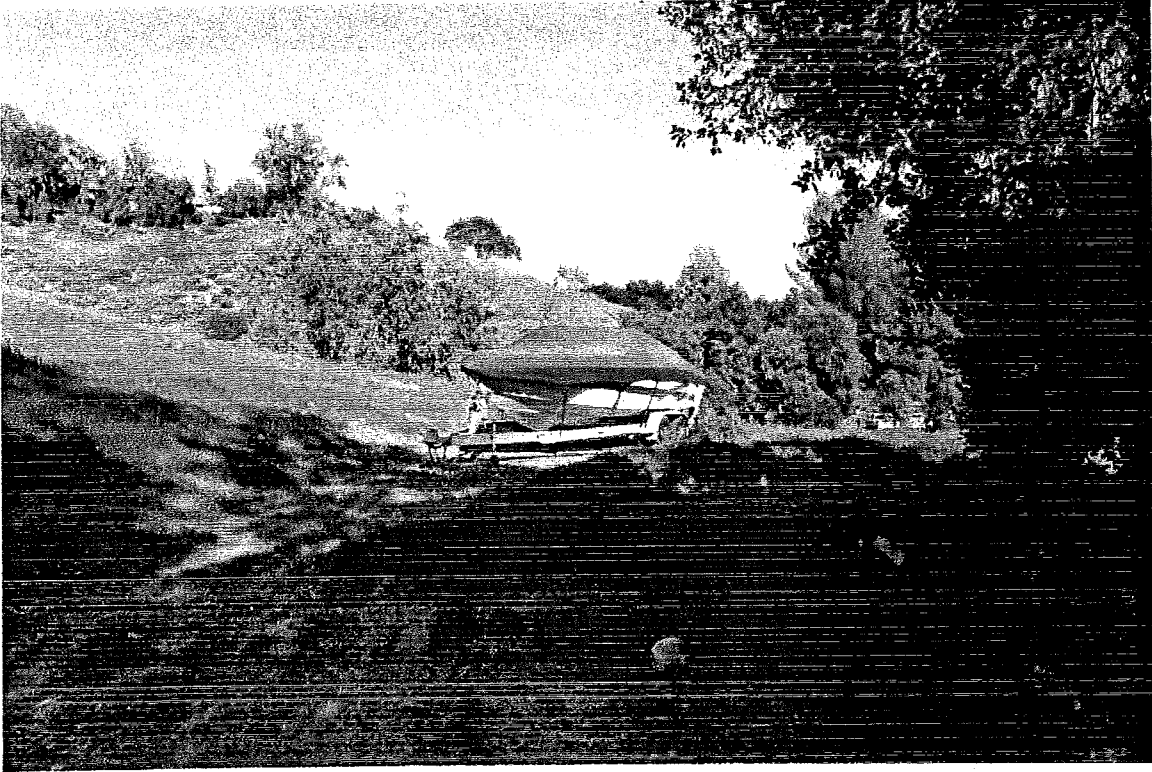


PHOTO # 8



PHOTO #9



PHOTO #10

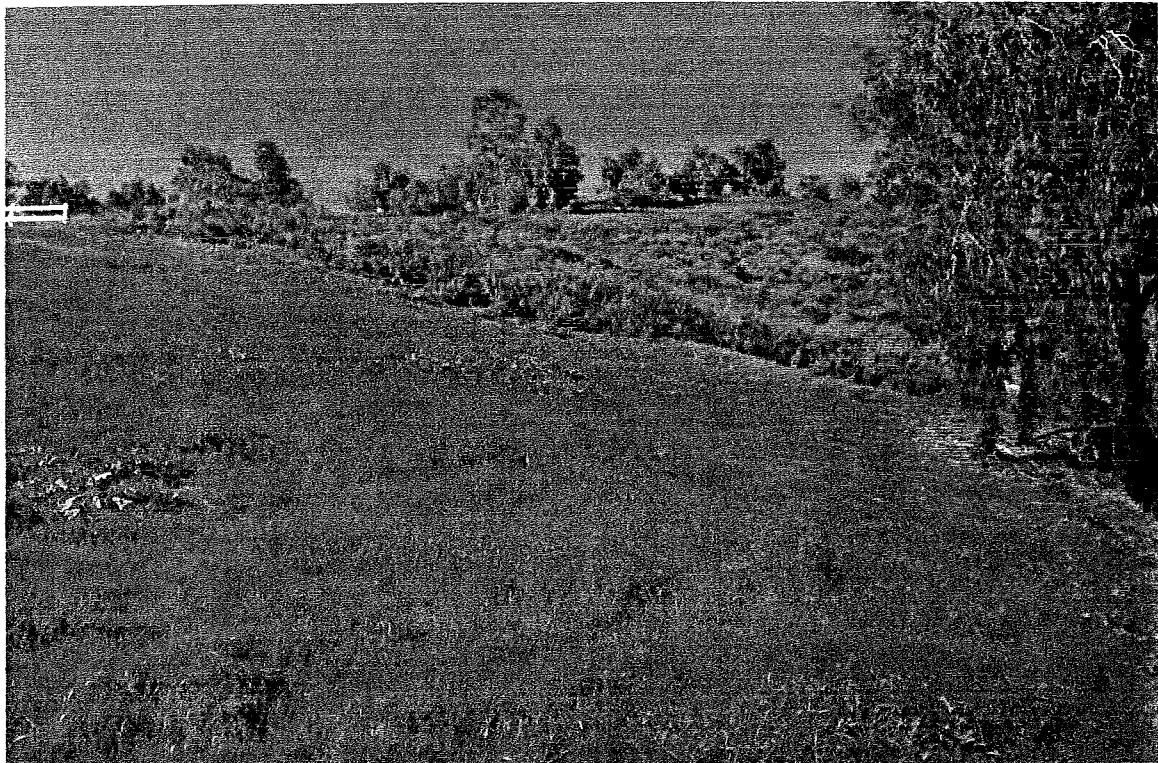


PHOTO #11



PHOTO #12

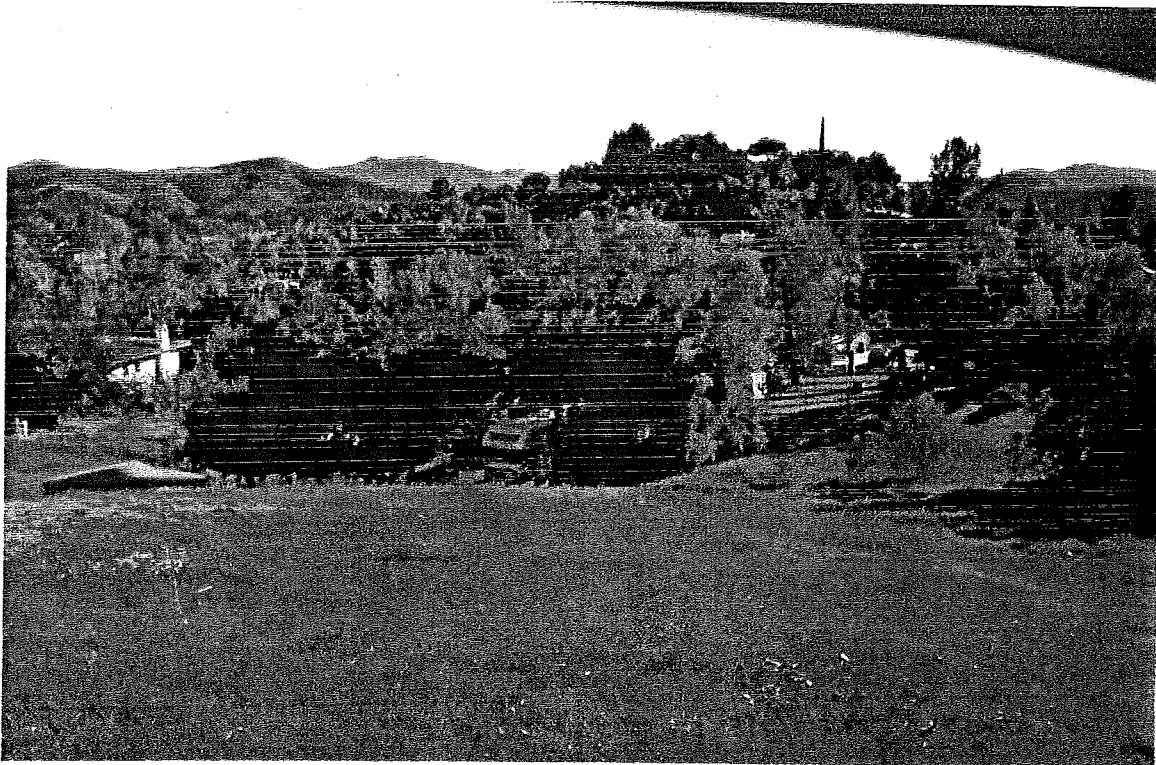


PHOTO #13

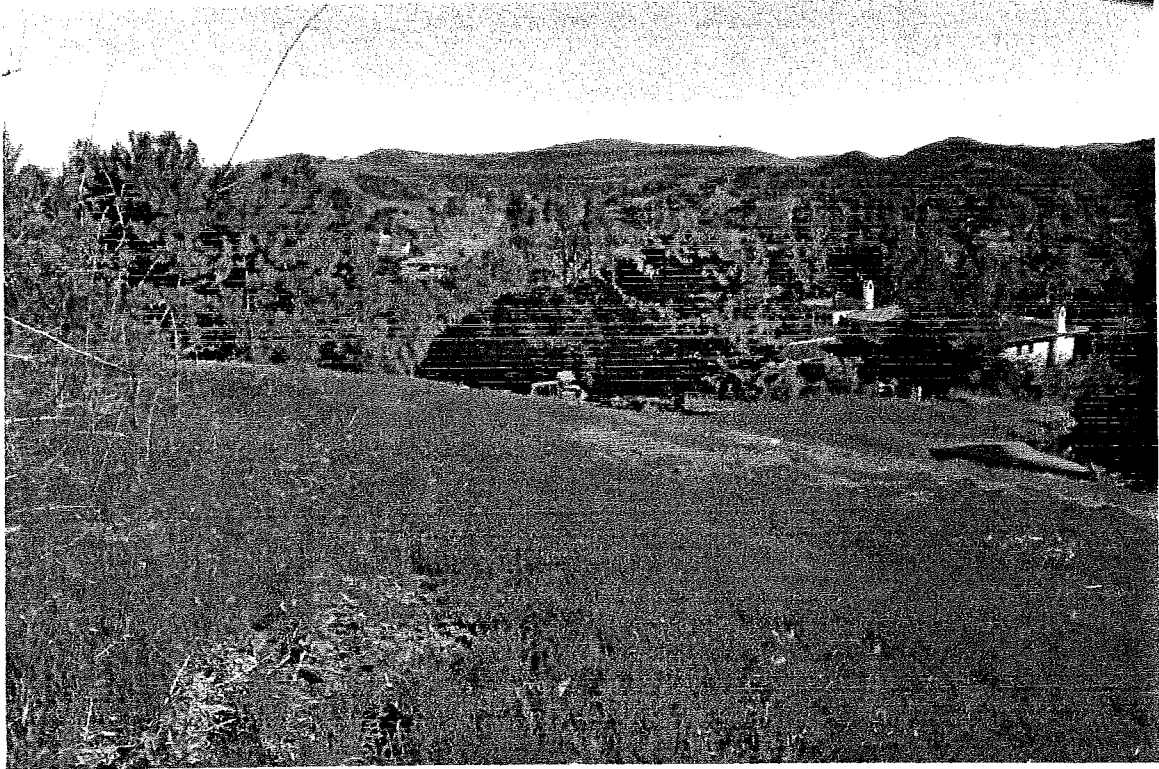


PHOTO #14

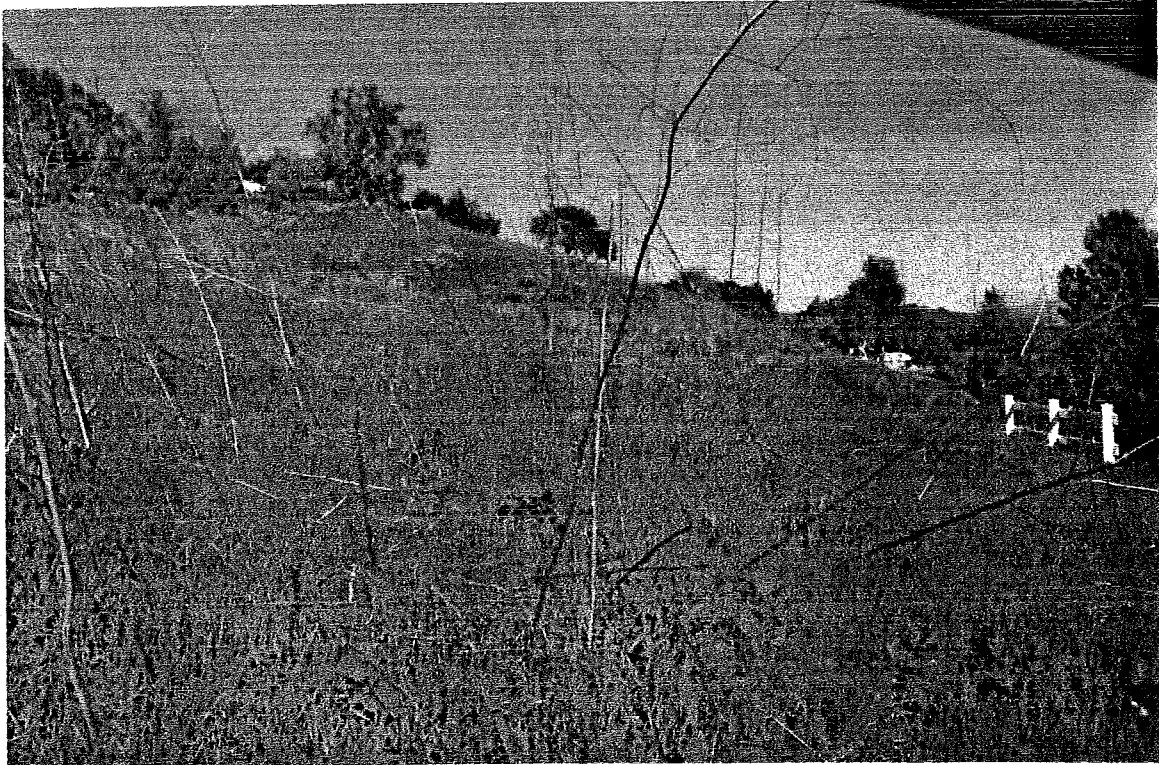


PHOTO #15



PHOTO #16

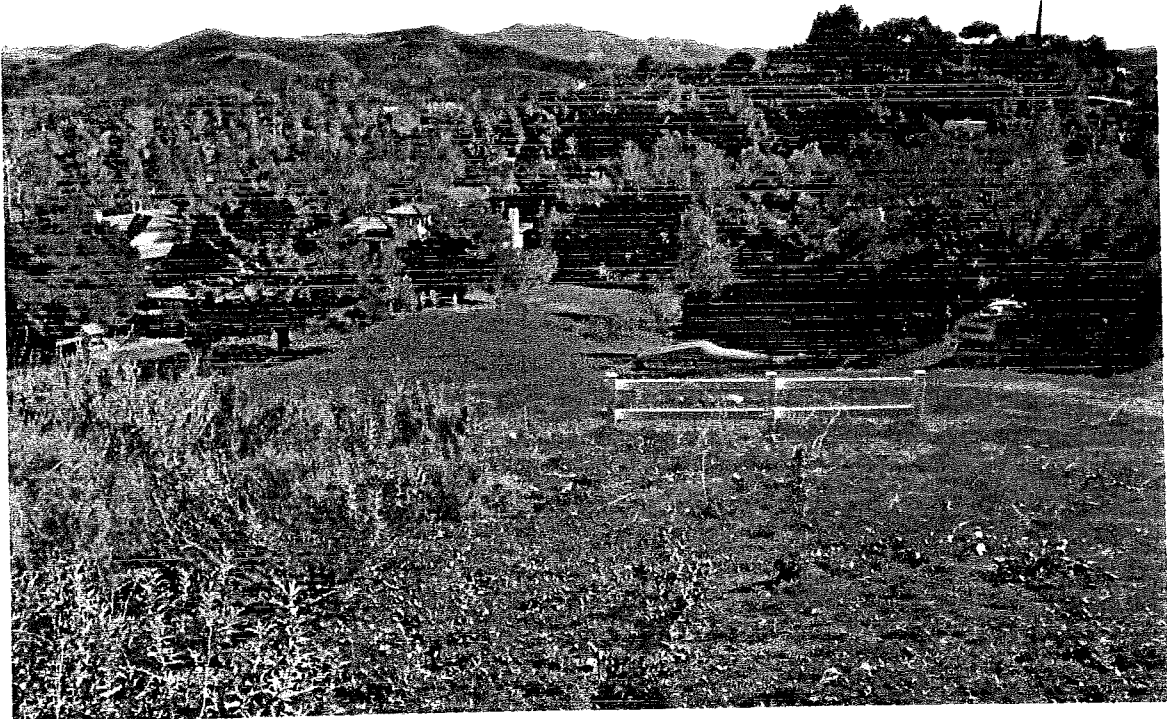


PHOTO #17

