



**CONDITIONAL USE PERMIT - CASE NO. 03-CUP-002,
OAK TREE PERMIT - CASE NO. 03-OTP-002**

**FOR THE PROPERTY LOCATED AT
28031 BALKINS DRIVE, AGOURA HILLS**

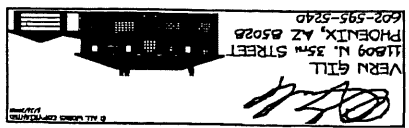
EXHIBIT E

Reduced Copies of Architectural/Landscape/Grading Plans

| | |
|--------------|--|
| REVISIONS BY | |
| | |

09/12/2008
 VERN GILL
 11809 N. 35TH STREET
 PHOENIX, AZ 85028
 602-595-5240

28031 BALKINS DR.
 NEW HOME
 SITE PLAN, SHEET INDEX,
 GENERAL NOTES



| |
|------------------|
| DATE: 08-28-2007 |
| SHEET: C-1 |
| OF: 12 |

DESIGNER: VERN GILL
 11809 N. 35TH STREET
 PHOENIX, AZ 85028
 602-595-5240

APPLICANT/OWNER:
 RON J DANIELLE WATERS
 28031 BALKINS DR.
 AGOURA HILLS, CA-91301
 818-289-9267

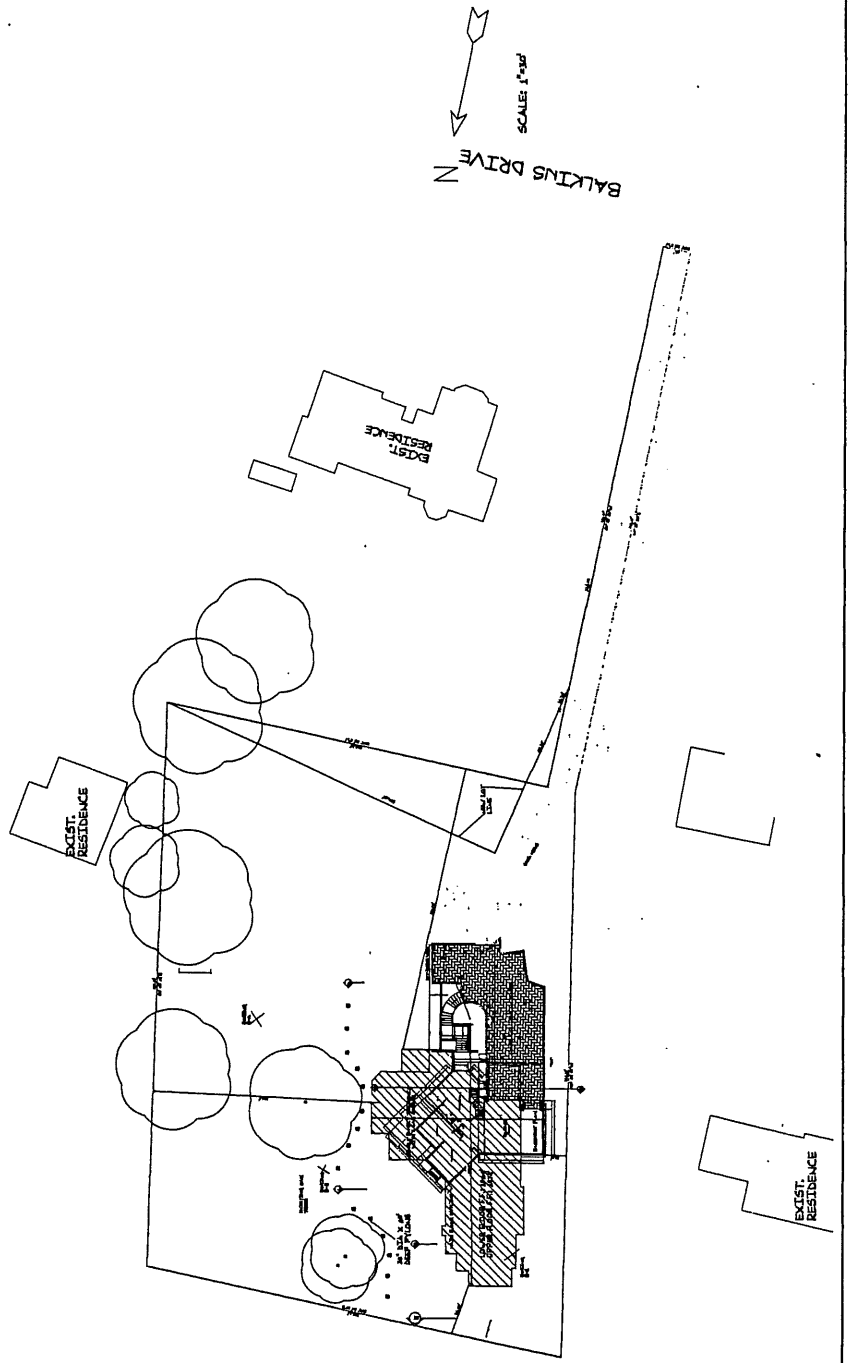
- SHEET INDEX:**
- C-1
 - C-2
 - A-1
 - A-2
 - ELEV-1
 - ELEV-2
 - ELEV-3
 - S-1
 - S-2
 - S-3
 - R-1
 - R-2
- SITE PLAN, SHEET INDEX,
PROJECT INFO, GENERAL NOTES
SITE PLAN W/ CONTOURS
MAIN FLOOR PLAN
GARAGE & GUEST LEVEL
ELEVATIONS
SOUTH ELEVATION
SECTION C-C
SECTION A-A, B-B
SECTION D-D, E-E
ROOF PLAN**

PROJECT SPECIFICATIONS:

| | |
|-------------------------|--------------------------|
| A.P.N. | 2035-021-045 |
| PROPOSED BASEMENT LEVEL | 1465 SF |
| PROPOSED MAIN LEVEL | 2400 SF |
| PROPOSED GARAGE | 693 SF |
| TOTAL GARAGE | 238 SF |
| LATTICE PATIO COVER | 6966 SF / 43260 11.59 AC |
| LOT AREA | 6418 SF / 46656 = 0.33 |
| LOT COVERAGE | |

LEGAL DESCRIPTION:
 PART OF THE 1/4 SECTION 10, T1S, R1E, CITY OF AGOURA HILLS,
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP
 FILED IN BOOK 24 PAGE 24 OF PARCEL MAPS, IN THE OFFICE OF THE
 COUNTY RECORDER OF SAID COUNTY

- 7 PRODUCTS USED, MANUFACTURER'S NAMES AND MODEL NUMBER LISTED IN THE SPECIFICATIONS OR ON THE SCHEDULES ARE FOR THE PURPOSE OF ESTABLISHING A BASIS OF DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PRODUCTS AS APPROVED BY THE ARCHITECT/DESIGNER OR MANUFACTURER, WILL BE ACCEPTABLE FROM OTHER MANUFACTURERS.
- 8 WORKMANSHIP ALL WORK TO BE FIRST RATE. HIGH QUALITY. AND ACCORDING TO THE METHODS APPROPRIATE TO THE TRADE INVOLVED.
- 9 PERMITS PRIOR TO CONSTRUCTION, THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS, APPROVALS AND FINAL CERTIFICATE OF OCCUPANCY. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR/OWNER HAS OBTAINED ALL REQUIRED PERMITS, APPROVALS AND FINAL CERTIFICATE OF OCCUPANCY BY ALL THE PERMITTING AUTHORITIES. PRIOR TO CONSTRUCTION, CONTRACTOR/OWNER TO VERIFY SERVICE WITH UTILITY AGENCY AND SCHEDULE ON-SITE INSPECTION TO LOCATE UTILITY.
- 10 CONTRACT DOCUMENTS, THESE CONTRACT DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE USED, WITHOUT HIS OR HER WRITTEN CONSENT, UNLESS STIPULATED BY THE CONTRACT. ALL COPIES OF THESE DOCUMENTS SHALL BE RETURNED TO THE DESIGNER.
- 11 ORIGINAL DRAWINGS AND/OR PRINTS/COPIES SHALL NOT BE CONSIDERED ACCURATE, NOR SHALL THEY BE USED FOR CONSTRUCTION OR ESTIMATING CONSTRUCTION COSTS, UNTIL THEY HAVE BEEN APPROVED BY THE ARCHITECT/DESIGNER. ANY CHANGES TO THE DRAWINGS SHALL BE MADE IN THE PRESENCE OF THE ARCHITECT/DESIGNER. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.



- 1 A SEPARATE PERMIT WILL BE REQUIRED FOR PLUMBING, MECHANICAL, AND ELECTRICAL WORK AS APPLICABLE.
- 2 CODES ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING CODES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE COMPLIANCE WITH CODES.
- 3 SCALE, DO NOT SCALE DRAWINGS; USE DIMENSIONS ONLY.
- 4 CONTRACTOR/OWNER TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- 5 CHANGES TO THESE PLANS OR REQUIRE CHANGES OR MODIFICATIONS TO THESE PLANS OR REQUIRE CHANGES OR MODIFICATIONS TO THESE PLANS. ANY CHANGE TO THIS PLAN FOR ANY REASON, SHOULD BE ATTEMPTED BY AN ARCHITECT OR ENGINEER. CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR ANY CHANGES TO THESE PLANS. CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR ANY CHANGES TO THESE PLANS. CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR ANY CHANGES TO THESE PLANS.
- 6 INSTALLATION ALL MATERIALS, SUPPLIES AND EQUIPMENT SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS AND PER APPLICABLE CODES AND REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR CONSTRUCTION.

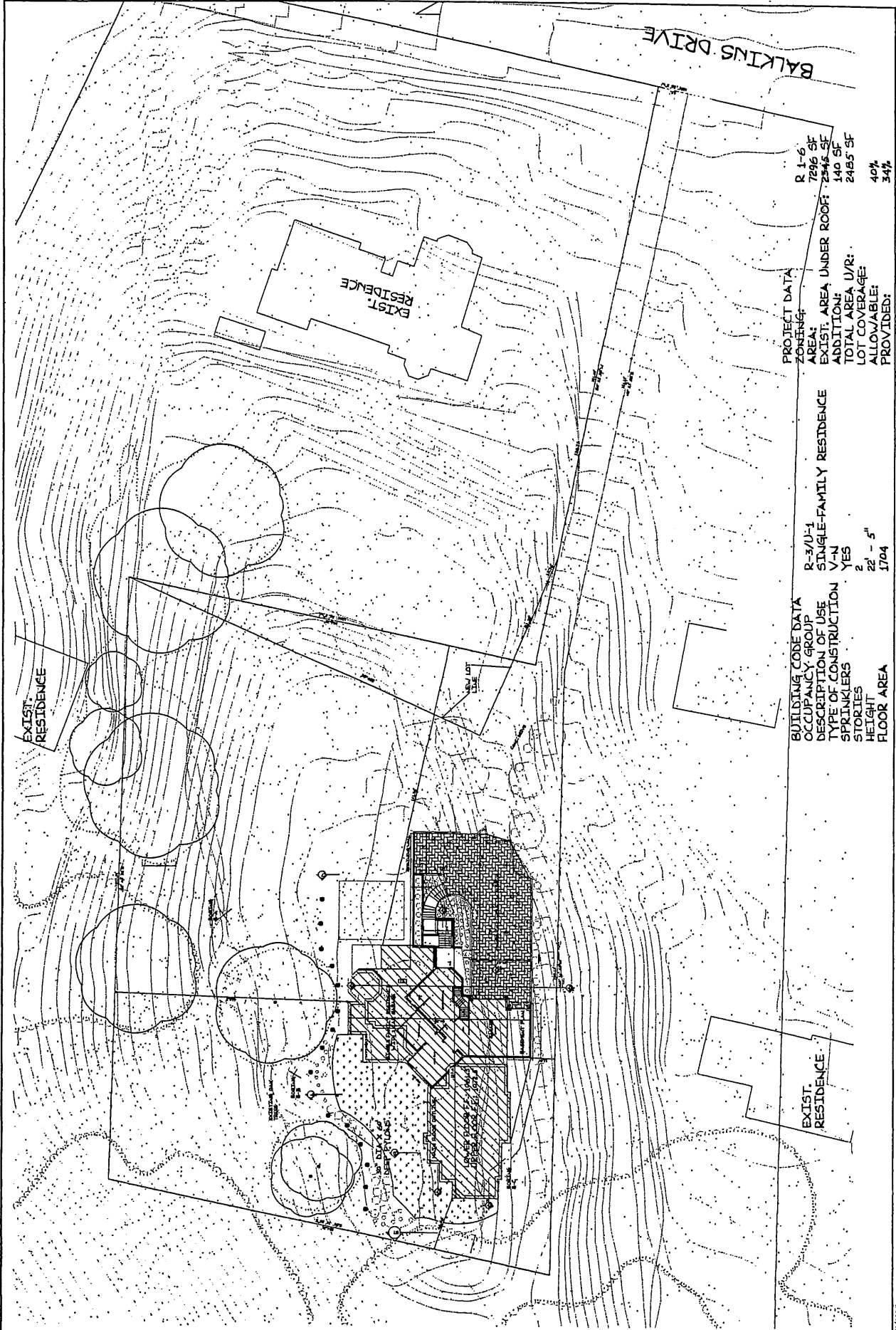
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| REVISIONS BY | |
| | |

OWNER:
RON & DANIELLE WATERS
2803 BALKINS DR.
AGOURA HILLS, CA. 91301
818-859-6621

2803 BALKINS DR.
NEW HOME
SITE PLAN W/ CONTOURS

VERA GILL
11609 N. 35TH STREET
PHOENIX, AZ 85028
602-995-5240

DATE: 11-16-2007
SHEET: C-2
OF: 11



PROJECT DATA
ZONING: R 1-6
AREA: 7696 SF
EXIST. AREA UNDER ROOF: 2345 SF
ADDITION: 140 SF
TOTAL AREA U/R: 2485 SF
LOT COVERAGE: 40%
ALLOWABLE: 40%
PROVIDED: 34%

BUILDING CODE DATA
OCCUPANCY GROUP: R-370-1
DESCRIPTION OF USE: SINGLE-FAMILY RESIDENCE
TYPE OF CONSTRUCTION: V-N
SPRINKLERS: YES
STORIES: 2
HEIGHT: 28' - 5"
FLOOR AREA: 1704

EXIST. RESIDENCE

EXIST. RESIDENCE

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| REVISIONS BY | |
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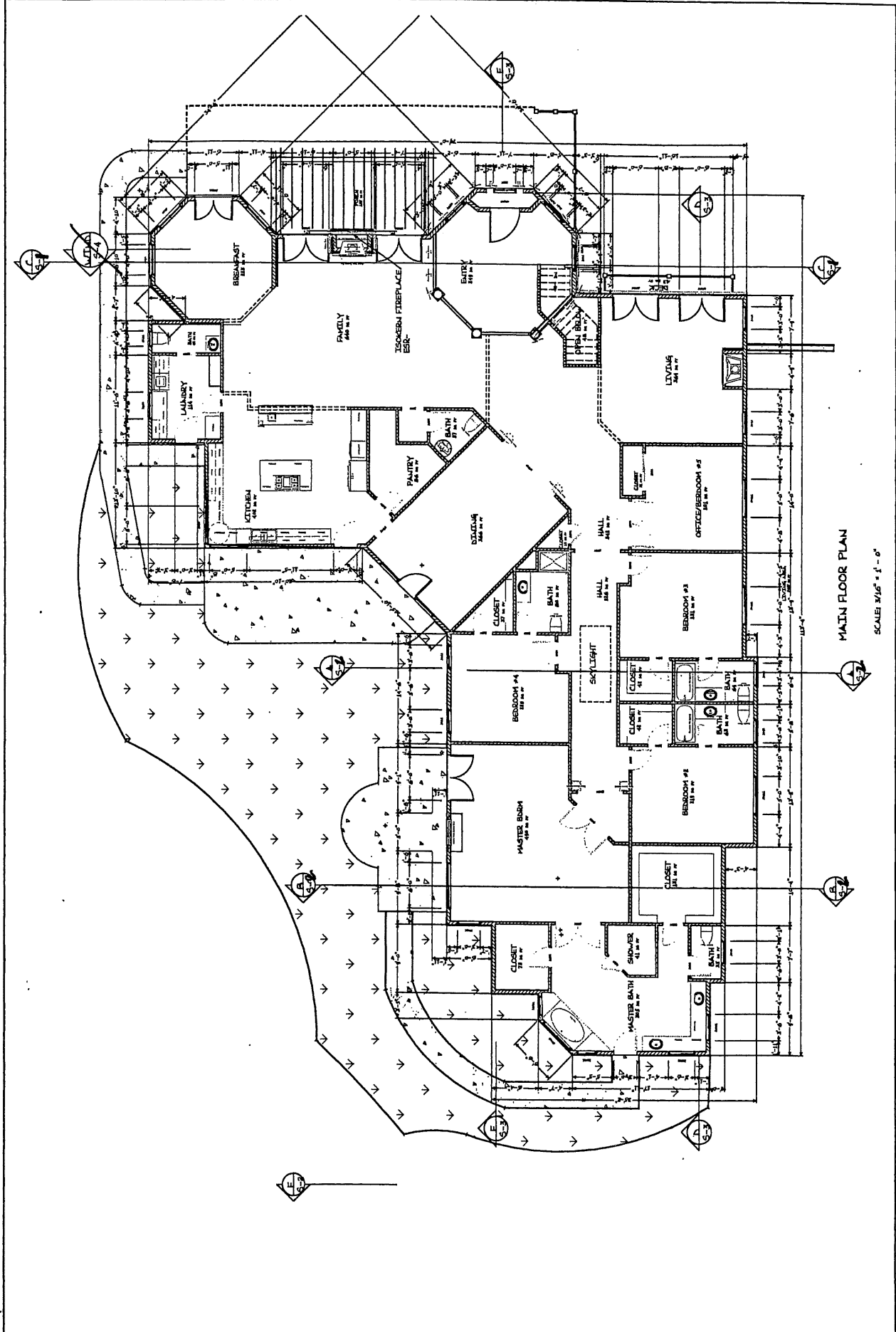
OWNER:
RON & DANIELLE WATERS
28025 BALKINS DR.
AGOURA HILLS, CA. 91301
916-889-8627

28025 BALKINS DR.
NEW HOME
MAIN FLOOR PLAN

VERNA GILL
11809 N. 35TH STREET
PHOENIX, AZ 85028
602-595-5240



| |
|---------------------|
| DATE: 3/23/2007 |
| SHEET: A-1 |
| SCALE: 1/8" = 1'-0" |
| CEL. 1R |



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

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| REVISIONS BY | |
| | |

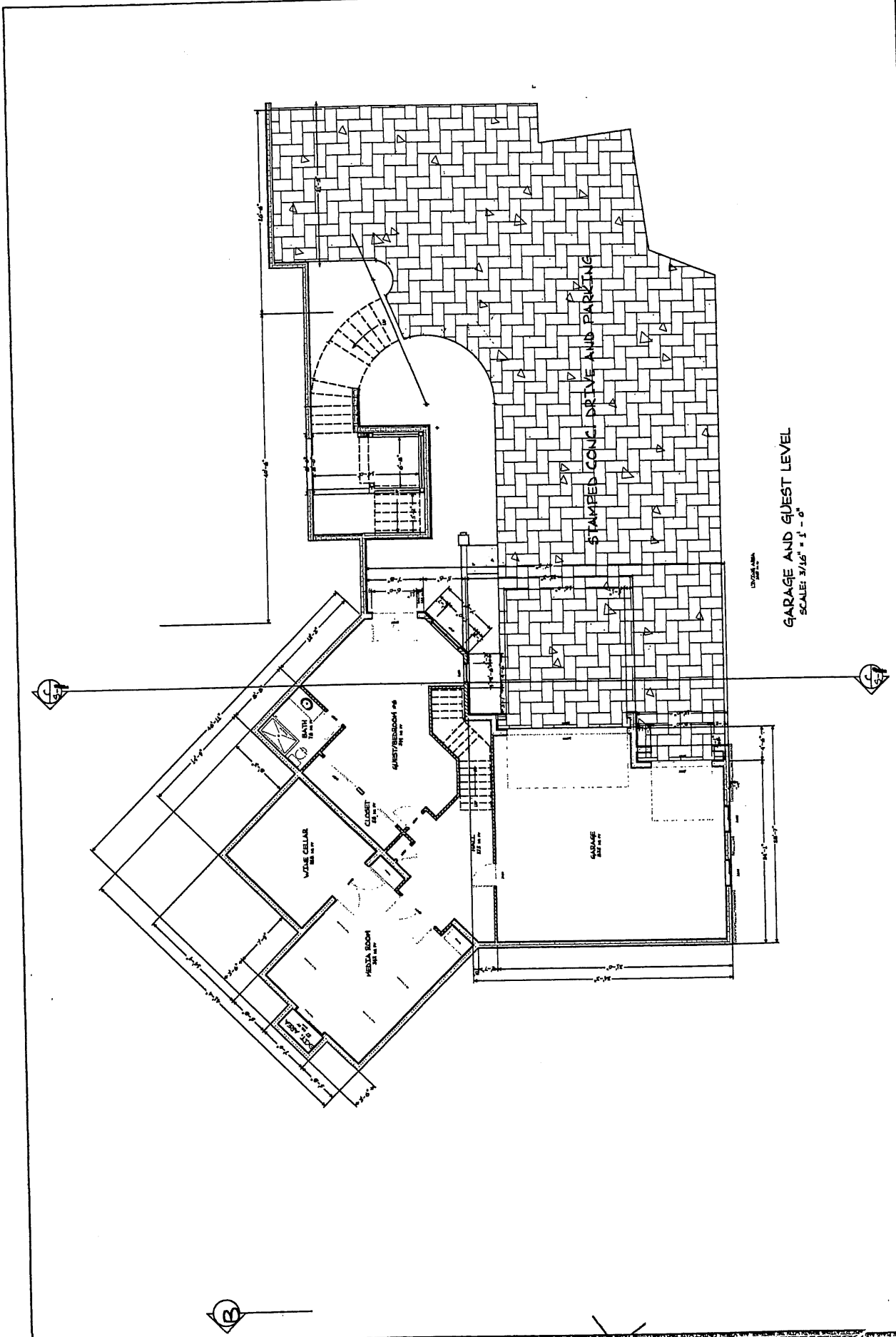
OWNER:
 RON & DANIELLE WATERS
 28025 BALKINS DR.
 AGOURA HILLS, CA. 91301
 818-899-8627

NEW HOME
 28031 BALKINS DR.
 GARAGE & GUEST LEVEL

VERN GILL
 11809 N. 25th STREET
 PHOENIX, AZ 85028
 602-595-5240



| | |
|---------------------|--|
| BRANDY V. GILL | |
| 1/2" = 1'-0" UNLESS | |
| NOTED OTHERWISE | |
| DATE: 8-12-2007 | |
| SHEET A-2 | |
| OF 12 | |



| | |
|--------------|--|
| REVISIONS BY | |
| | |

OWNER:
 RON & DANIELLE WATERS
 28031 BALKINS DR.
 AGOURA HILLS, CA 91301
 818-859-8627

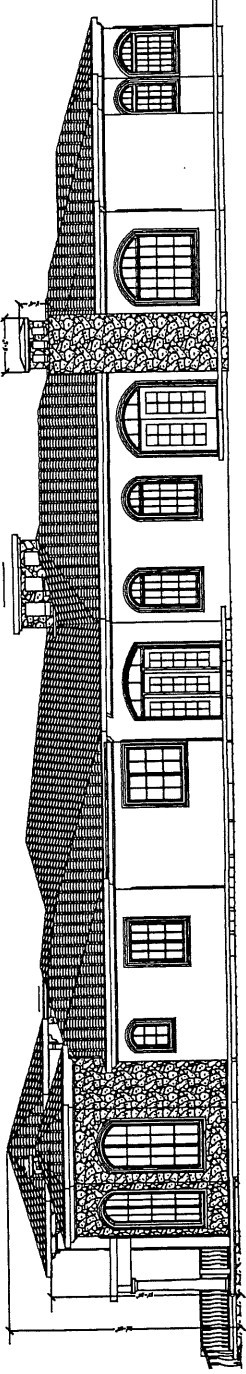
28031 BALKINS DR.
 NEW HOME
 ELEVATIONS

VERN GILL
 11809 N. 35TH STREET
 PHOENIX, AZ 85028
 602-595-5240

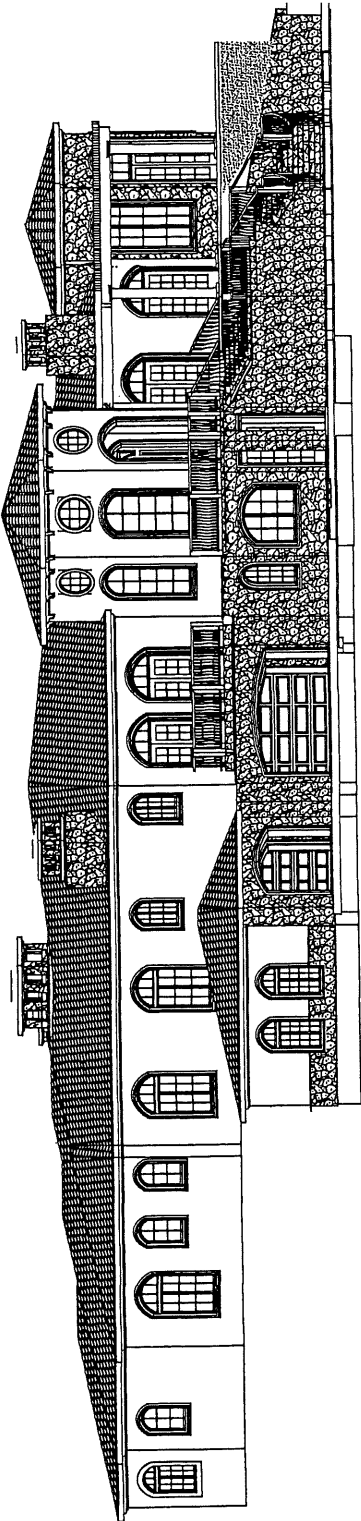


DRAWN BY: V. GILL
 DATE: 02/28/07
 SHEET: ELEV-1

- EXTERIOR FINISHES PER COLOR BOARD
- TERRESTRIAL TUSCAN, CM676
 - STUCCO MAIN COLOR
 - NATURAL STONE (CREAM/RED BROWN W/ GOLD HIGHLIGHTS)
 - ASER BROWN
 - HALEFORD GREEN, NAT. STAIN
 - CLAYTON WOOD, MED. NAT. STAIN
 - BRONZE/BROWN COLOR
 - SANDBLAST STONE



EAST ELEVATION



SOUTHWEST ELEVATION

| | |
|--------------|--|
| REVISIONS BY | |
| | |

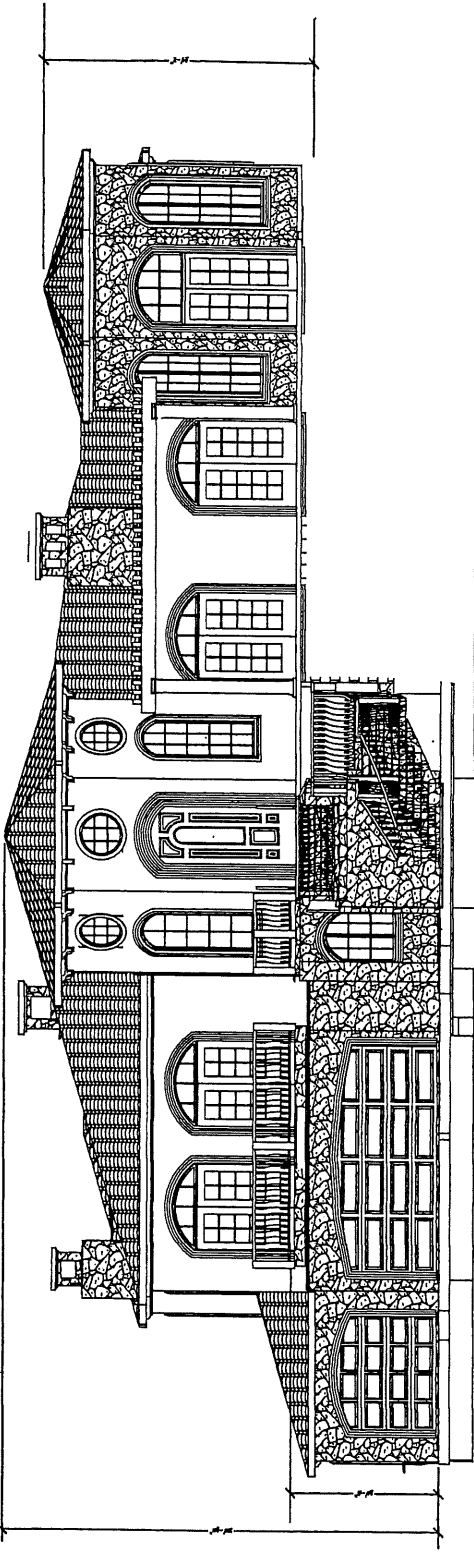
OWNER:
RON & DANIELLE WATERS
28031 BALKINS DR.
AGOURA HILLS, CA 91301
818-889-8627

28031 BALKINS DR.
NEW HOME
SOUTH ELEVATION

VERA GILL
11809 N. 35th STREET
PHOENIX, AZ 85028
602-935-5240

| | |
|------------|--------------|
| DRAWN BY | VERA GILL |
| CHECKED BY | VERA GILL |
| DATE | 05/26/2007 |
| SHEET | ELEV-3 |
| DATE | |
| SCALE | 1/8" = 1'-0" |

- EXTERIOR FINISHES PER COLOR BOARD
- STUCCO MAIN COLOR
 - STUCCO ENTRY TOWER
 - STONE
 - TRIM
 - ROOF TILE
 - WINDOWS & DOORS
 - DOOR/WINDOW SURROUND
 - GARAGE DOORS
 - WROUGHT IRON RAILING
 - PARKING AREA
- TEXSTON TUSCANNY, CM3676
 - TEXSTON TUSCANNY, FC631B
 - NATURAL STONE CREAM/MED BROWN W/GOLD HIGHLIGHTS
 - AGED BROWN
 - STUCCO, NEW ANTIQUE ITALIAN, TACKED MURSET
 - CLAYTON, LIGERIN WINDOWS, ALUMINUM EXT.,
 - WROUGHT IRON RAILING
 - MES. STONE SANDSTONE COLOR
 - CUSTOM WOOD, MED. NAT. STAIN
 - BRONZE/BROWN COLOR
 - SANSET STONE



SOUTH ELEVATION

| | |
|--------------|--|
| REVISIONS BY | |
| | |

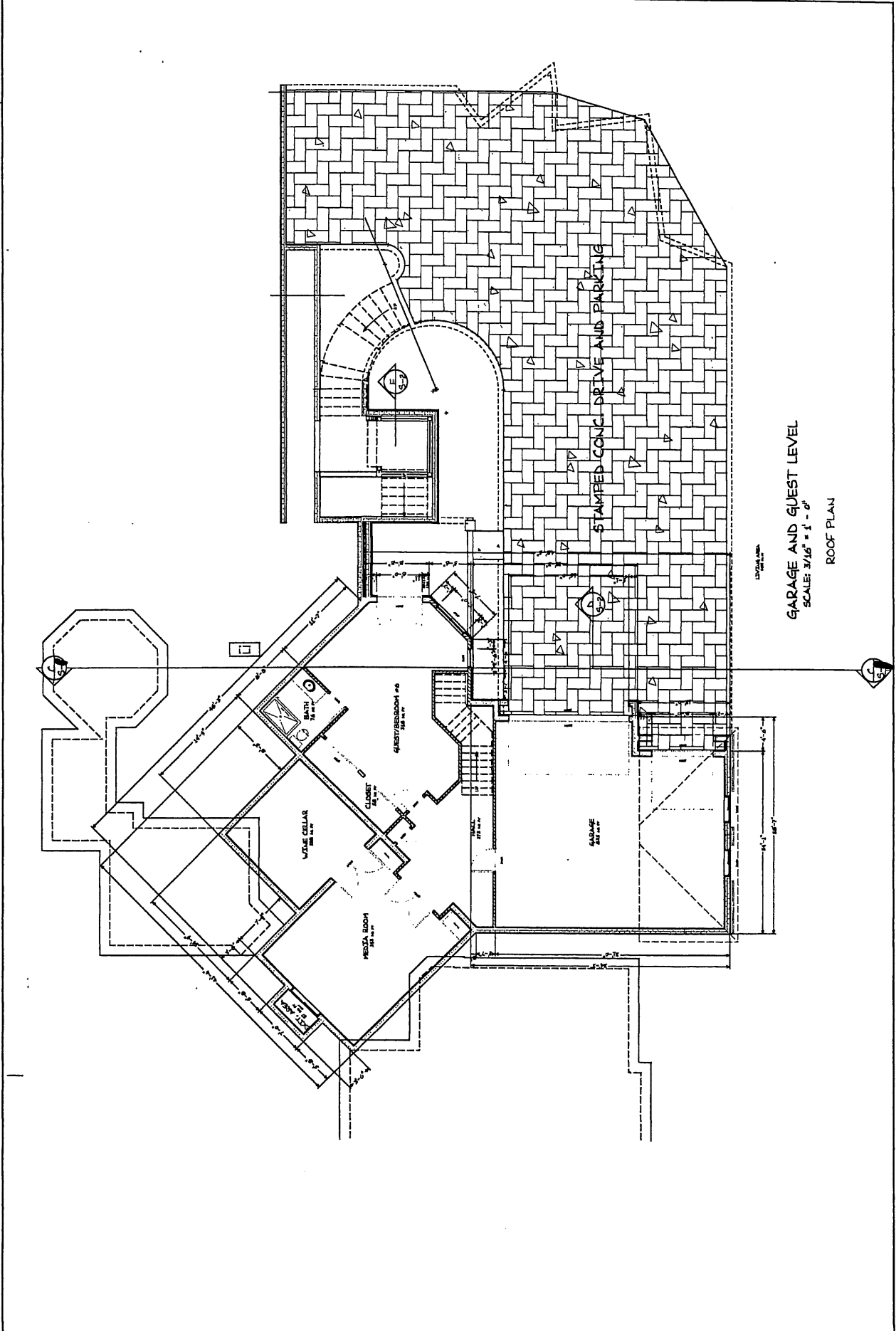
OWNER:
RON & DANIELE WATERS
2803 BALKINS DR.
AGOURA HILLS, CA. 91301
818-899-8827

2803 BALKINS DR.
NEW HOME
ROOF PLAN

VERM GILL
11809 N. 35th STREET
PHOENIX, AZ 85028
602-595-8240



| |
|-----------------|
| DATE: 5/18/2007 |
| SHEET: 0-1 |
| DES: JR |



GARAGE AND GUEST LEVEL
SCALE: 3/16" = 1' - 0"
ROOF PLAN

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| REVISIONS BY | |
| | |

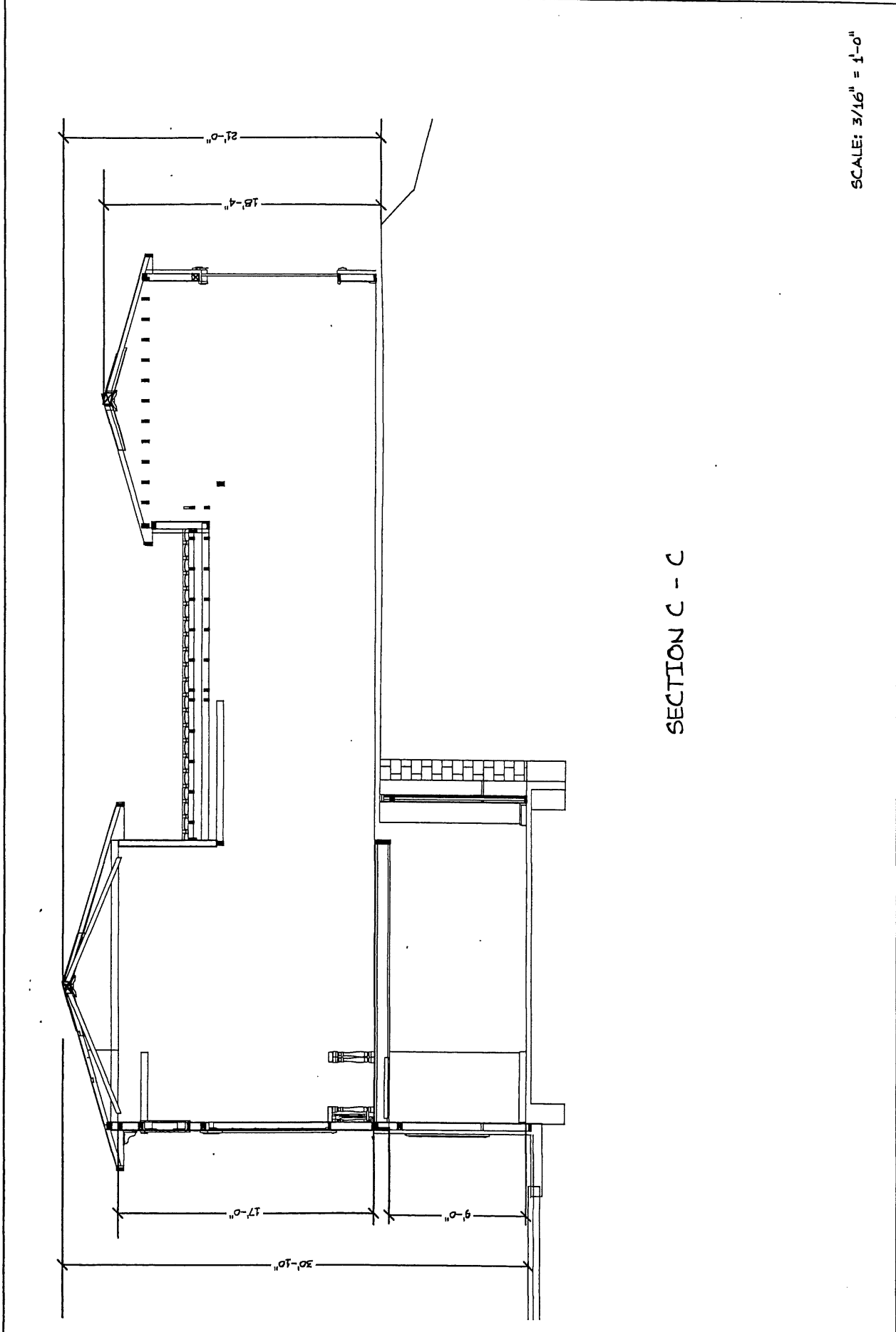
OWNER:
 RON & DANIELE WATERS
 2803 BALKINS DR.
 AGOURA HILLS, CA. 91301
 818-859-8627

2803 BALKINS DR.
 NEW HOME
 SECTIONS

VERNI GILL
 14809 N. 35th STREET
 PHOENIX, AZ 85028
 602-595-5240



| | |
|----------------------|------------|
| DATE: 8-16-2007 | SHEET: S-1 |
| SCALE: 3/16" = 1'-0" | |



SECTION C - C

SCALE: 3/16" = 1'-0"

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| REVISIONS BY | |
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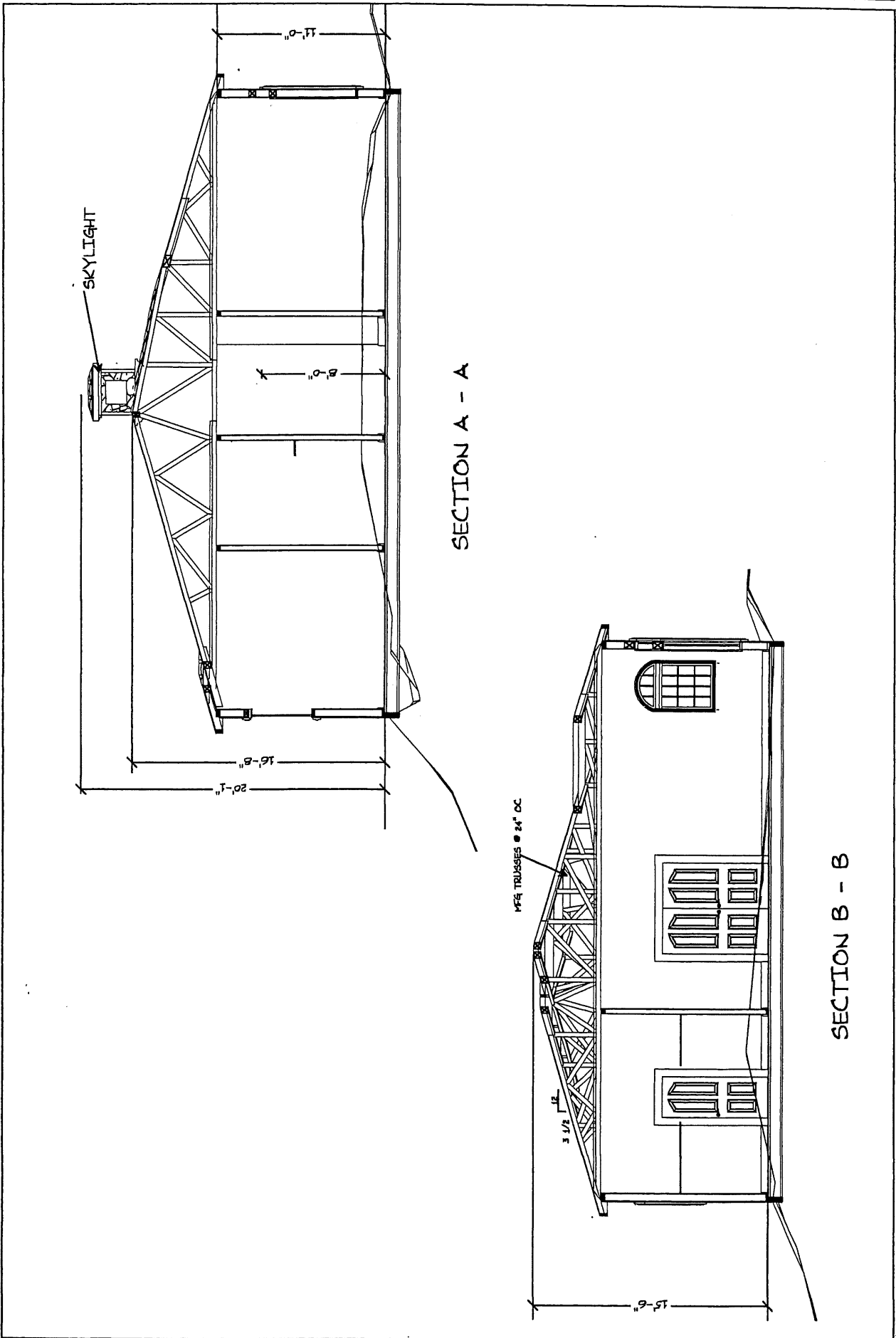
OWNER:
RON & DANIELLE WATERS
28031 BALKINS DR.
AGOURA HILLS, CA 91301
818-889-8627

28031 BALKINS DR.
NEW HOME
SECTION A-A, B-B

VERN GILL
11809 N. 35TH STREET
PHOENIX, AZ 85028
602-595-5240



| | |
|------------|-----------|
| DRAWN BY | VERN GILL |
| CHECKED BY | VERN GILL |
| SCALE | AS SHOWN |
| DATE | 5-18-2007 |
| SHEET | 5-2 |
| OF | 18 |




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| REVISIONS BY | |
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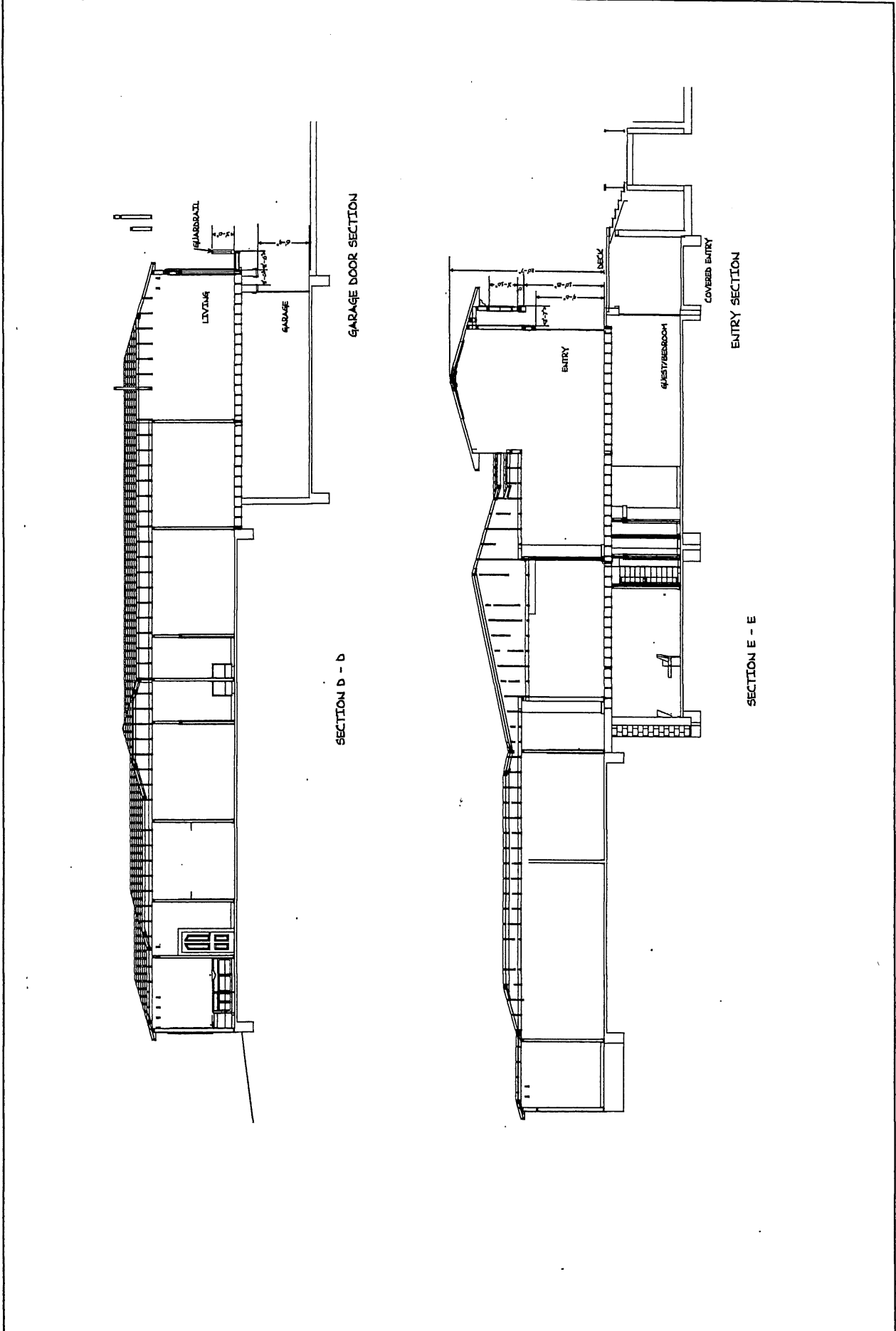
OWNER:
RON & DANIELLE WATERS
28025 BALKINS DR.
AGOURA HILLS, CA. 91301
BLB-BB9-B627

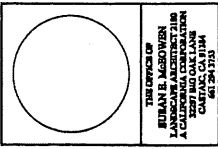
28025 BALKINS DR.
NEW HOME
SECTION D-D, E - E

VERN GILL
11809 N. 35th STREET
PHOENIX, AZ 85028
602-595-5240



DRAWN BY: GILL
CHECKED BY: GILL
SCALE: OTHER/NOTE
DATE: 6/15/2007
SHEET: 5-3
PCL: JR





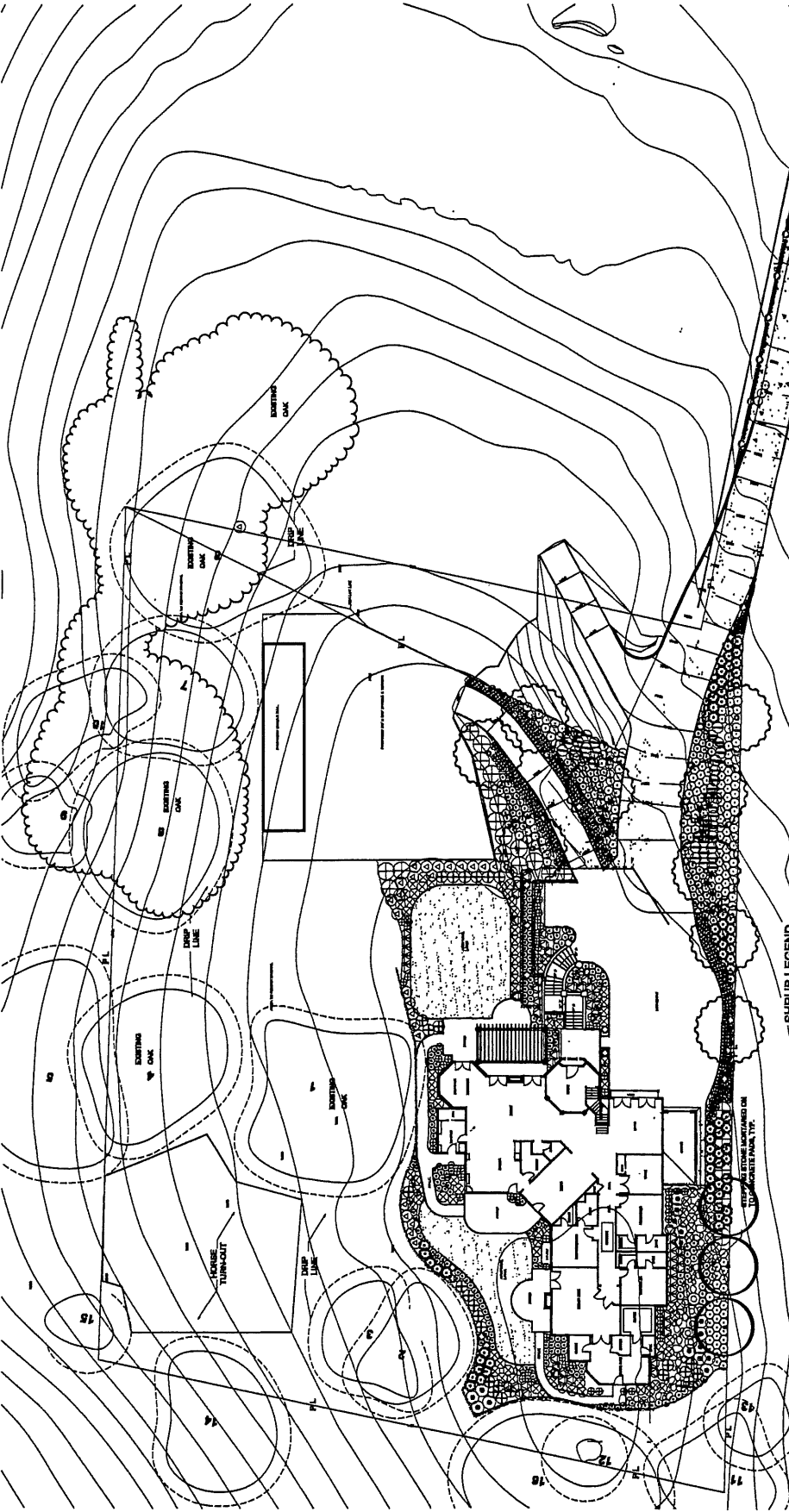
THE OFFICE OF
BILLY E. MCGOWEN
 LANDSCAPE ARCHITECTURE
 10000 BAYVIEW BLVD., SUITE 100
 CULVER CITY, CA 90230
 TEL: 310.251.1111

RON WATERS RESIDENCE
 28025 BALKINS
 AGOURA HILLS, CALIFORNIA

PLANTING PLAN

DATE: 08/11/2009
 DRAWN BY: JMM
 CHECKED BY: JMM
 FILE: L-1

WATERS RESIDENCE



SHRUB LEGEND

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QUANTITY |
|--------|---------------------------------|-----------------------------|------|----------|
| ① | CARPENTERIA CALIFORNICA | RUBI ANEMONE | 18 | 36 |
| ② | GEORGINA 'CINCH' | WILD LILAC | 60 | 36 |
| ③ | HEPACALIS PARVIFLORA | RED YUCCA | 60 | 36 |
| ④ | GARDENIA JASMINEOIDES 'VETCHI' | COMPACT ELDONWOOD | 60 | 36 |
| ⑤ | ROSEMARINUS 'ELLE SPREE' | DWARF GARDENIA | 60 | 36 |
| ⑥ | LANTANA CAMERA 'CONROY PATRIOT' | ROSEMARY | 160 | 45 |
| ⑦ | MAHONIA 'SOLDIER ABUNDANCE' | MULTI COLOR DWARF LANTANA | 160 | 45 |
| ⑧ | MAHONIA 'SOLDIER ABUNDANCE' | VARIEGATED OREGON GRAPPE | 160 | 45 |
| ⑨ | MAHONIA 'SOLDIER ABUNDANCE' | DEER GRASS | 160 | 45 |
| ⑩ | MAHONIA 'SOLDIER ABUNDANCE' | ANTHUS | 160 | 45 |
| ⑪ | MAHONIA 'SOLDIER ABUNDANCE' | MAHONIA 'SOLDIER ABUNDANCE' | 160 | 45 |
| ⑫ | MAHONIA 'SOLDIER ABUNDANCE' | MAHONIA 'SOLDIER ABUNDANCE' | 160 | 45 |
| ⑬ | MAHONIA 'SOLDIER ABUNDANCE' | MAHONIA 'SOLDIER ABUNDANCE' | 160 | 45 |
| ⑭ | MAHONIA 'SOLDIER ABUNDANCE' | MAHONIA 'SOLDIER ABUNDANCE' | 160 | 45 |
| ⑮ | MAHONIA 'SOLDIER ABUNDANCE' | MAHONIA 'SOLDIER ABUNDANCE' | 160 | 45 |
| ⑯ | MAHONIA 'SOLDIER ABUNDANCE' | MAHONIA 'SOLDIER ABUNDANCE' | 160 | 45 |
| ⑰ | MAHONIA 'SOLDIER ABUNDANCE' | MAHONIA 'SOLDIER ABUNDANCE' | 160 | 45 |
| ⑱ | MAHONIA 'SOLDIER ABUNDANCE' | MAHONIA 'SOLDIER ABUNDANCE' | 160 | 45 |
| ⑲ | MAHONIA 'SOLDIER ABUNDANCE' | MAHONIA 'SOLDIER ABUNDANCE' | 160 | 45 |
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| ㊸ | MAHONIA 'SOLDIER ABUNDANCE' | MAHONIA 'SOLDIER ABUNDANCE' | 160 | 45 |
| ㊹ | MAHONIA 'SOLDIER ABUNDANCE' | MAHONIA 'SOLDIER ABUNDANCE' | 160 | 45 |
| ㊺ | MAHONIA 'SOLDIER ABUNDANCE' | MAHONIA 'SOLDIER ABUNDANCE' | 160 | 45 |
| ㊻ | MAHONIA 'SOLDIER ABUNDANCE' | MAHONIA 'SOLDIER ABUNDANCE' | 160 | 45 |
| ㊼ | MAHONIA 'SOLDIER ABUNDANCE' | MAHONIA 'SOLDIER ABUNDANCE' | 160 | 45 |
| ㊽ | MAHONIA 'SOLDIER ABUNDANCE' | MAHONIA 'SOLDIER ABUNDANCE' | 160 | 45 |
| ㊾ | MAHONIA 'SOLDIER ABUNDANCE' | MAHONIA 'SOLDIER ABUNDANCE' | 160 | 45 |
| ㊿ | MAHONIA 'SOLDIER ABUNDANCE' | MAHONIA 'SOLDIER ABUNDANCE' | 160 | 45 |

* ROSE AVAILABLE FROM JACKSON AND PERONS.COM

SYMBOL - BOTANICAL NAME - COMMON NAME - SIZE - QUANTITY

① CARPENTERIA CALIFORNICA RUBI ANEMONE 18 36

② GEORGINA 'CINCH' WILD LILAC 60 36

③ HEPAHALIS PARVIFLORA RED YUCCA 60 36

④ GARDENIA JASMINEOIDES 'VETCHI' COMPACT ELDONWOOD 60 36

⑤ ROSEMARINUS 'ELLE SPREE' DWARF GARDENIA 60 36

⑥ LANTANA CAMERA 'CONROY PATRIOT' ROSEMARY 160 45

⑦ MAHONIA 'SOLDIER ABUNDANCE' MULTI COLOR DWARF LANTANA 160 45

⑧ MAHONIA 'SOLDIER ABUNDANCE' VARIEGATED OREGON GRAPPE 160 45

⑨ MAHONIA 'SOLDIER ABUNDANCE' DEER GRASS 160 45

⑩ MAHONIA 'SOLDIER ABUNDANCE' ANTHUS 160 45

⑪ MAHONIA 'SOLDIER ABUNDANCE' MAHONIA 'SOLDIER ABUNDANCE' 160 45

⑫ MAHONIA 'SOLDIER ABUNDANCE' MAHONIA 'SOLDIER ABUNDANCE' 160 45

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⑭ MAHONIA 'SOLDIER ABUNDANCE' MAHONIA 'SOLDIER ABUNDANCE' 160 45

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PLANTING PLAN
 SCALE: 1" = 20'-0"

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QUANTITY |
|--------|---|------------------|------|----------|
| ① | ARTIFICIAL GRASS (BT: BURLAWN (48" TBM 1200)) | ARTIFICIAL GRASS | 800 | |

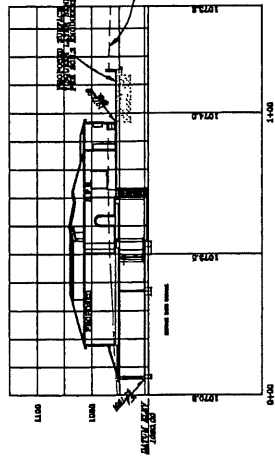
ARTIFICIAL GRASS (BT: BURLAWN (48" TBM 1200))

ARTIFICIAL GRASS

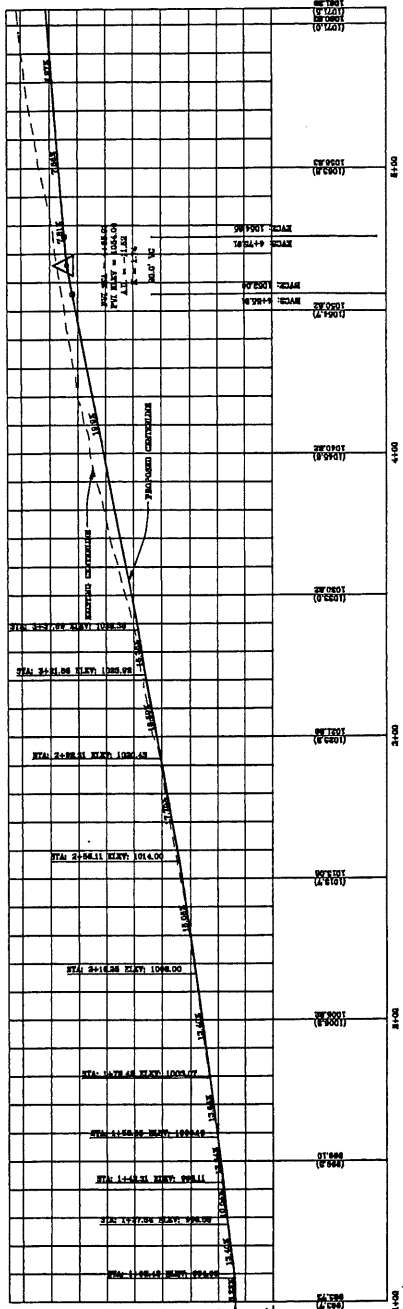
800

**Driveway Centerline Profile
Average Driveway Gradient
28031 BALKINS DRIVE**

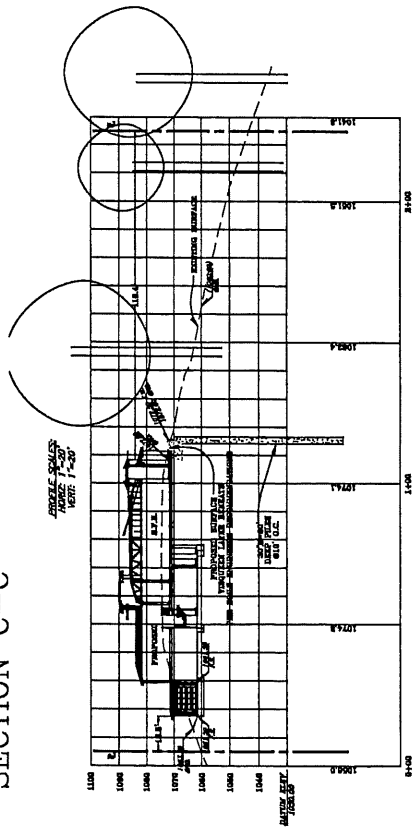
PROPOSED DRIVEWAY CENTERLINE
 HORIZ. 1" = 20'
 VERT. 1" = 20'
 OVERALL DRIVEWAY LENGTH = 458.08 LF
 START ELEVATION = 894.00
 FINISH ELEVATION = 1001.50
 GRADE IMPROVEMENT = 87.50' / 458.08 LF = 19.10%
 AVERAGE GRADIENT = 87.50' / 458.08 LF = 19.10%



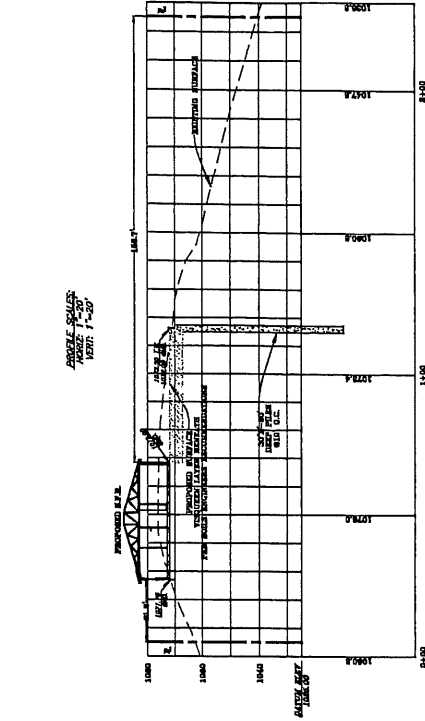
SECTION C-C'



PROPOSED DRIVEWAY CENTERLINE FOR 28031 BALKINS ROAD



SECTION A-A'



SECTION B-B'

| REV | BY | DATE | DESCRIPTION OF CHANGE |
|-----|----|------|-----------------------|
| | | | |
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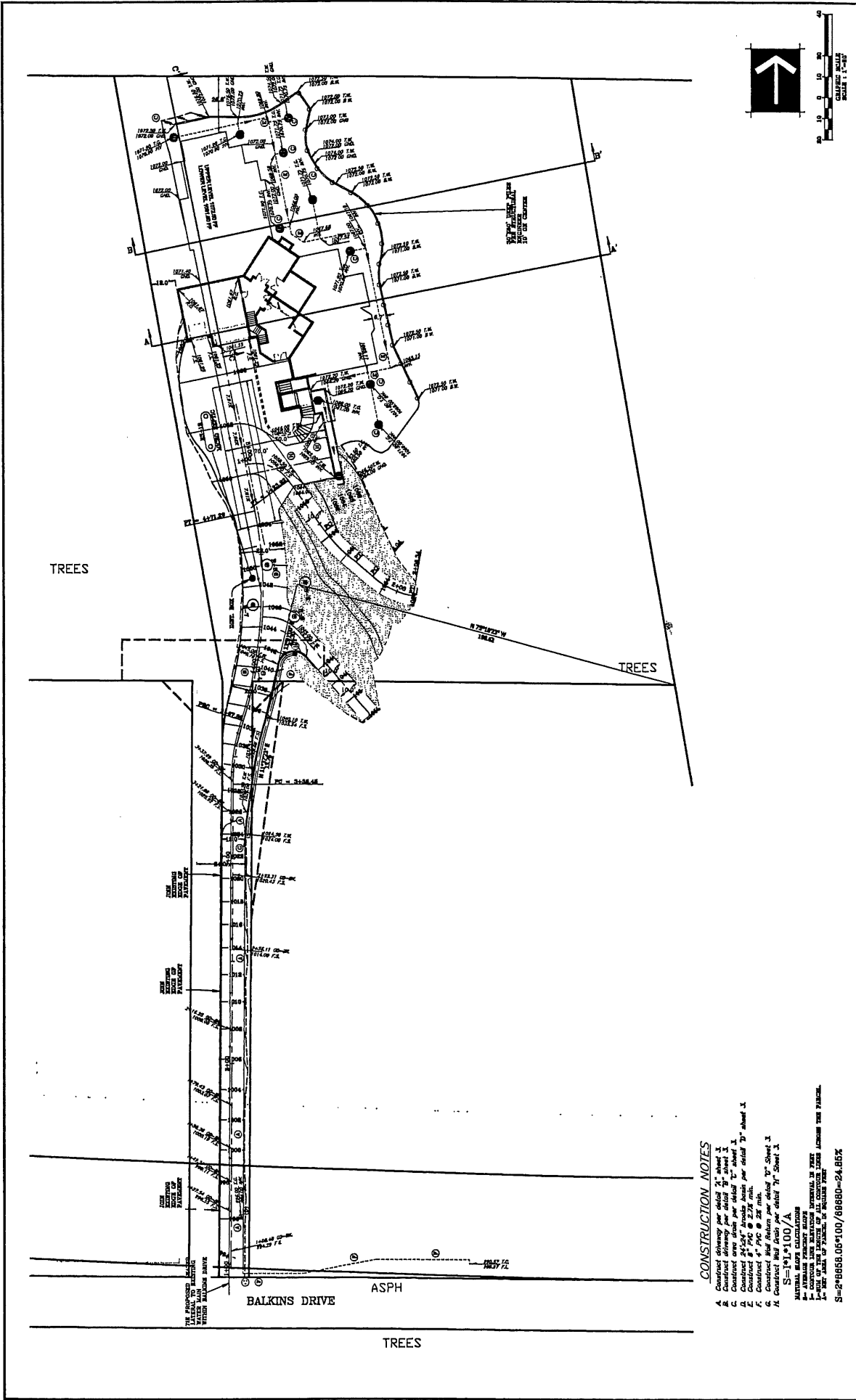
PREPARED BY: _____
 PROJECT ENGINEER: _____
 DATE: _____

CITY OF AGOURA HILLS APPROVAL

PROFILE/SECTION SHEET

SHEET 4 OF 4

CITY OF AGOURA HILLS ENG. NO.



28031 BALKINS DRIVE
GRADING
 SHEET 5 OF 5
 CITY OF HOUSTON/HILLS PROJECT NO. _____
 PROJECT NO. 1-28-08

CITY OF HOUSTON/HILLS APPROVAL
 PREPARED BY: _____
 PROJECT ENGINEER: _____
 DATE: _____

| REV | BY/DATE | DESCRIPTION OF CHANGE |
|-----|---------|-----------------------|
| | | |
| | | |
| | | |
| | | |

CONSTRUCTION NOTES

- A. Construct driveway per detail "D" sheet 3.
 - B. Construct driveway per detail "E" sheet 3.
 - C. Construct sidewalk per detail "C" sheet 3.
 - D. Construct 4" PVC @ 2.7% min. per detail "D" sheet 3.
 - E. Construct 4" PVC @ 2.7% min. per detail "E" sheet 3.
 - F. Construct 4" PVC @ 2.7% min. per detail "F" sheet 3.
 - G. Construct 4" PVC @ 2.7% min. per detail "G" sheet 3.
 - H. Construct 4" PVC @ 2.7% min. per detail "H" sheet 3.
- S=1%+100/A
 NATURAL SLOPE CALCULATION
 1- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF HOUSTON SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS.
 2- ALL UTILITIES SHALL BE DEPTH TO THE CENTERLINE OF THE UTILITY LINE UNLESS OTHERWISE SPECIFIED.
 S=2%+100/80+100/80=24.05%



**CONDITIONAL USE PERMIT - CASE NO. 03-CUP-002,
OAK TREE PERMIT - CASE NO. 03-OTP-002**

**FOR THE PROPERTY LOCATED AT
28031 BALKINS DRIVE, AGOURA HILLS**

EXHIBIT F

**City Oak Tree/Landscape Consultant
&
Geological/Geotechnical Consultant
Comments**

Memo

To: Valerie Darbouze, City of Agoura Hills
From: Kay Greeley and Ann Burroughs, Landscape and Oak Tree Consultant
Date: January 22, 2008
Re: 03-CUP-002 and 03-OTP-002 - Waters

As requested, we reviewed the following documents with respect to the subject entitlement request:

- Revised Oak Tree Report, prepared by L. Newman Design Group and dated December 11, 2007
- Grading Plan, prepared by PCCE Incorporated as submitted January 10, 2008
- Landscape plan, prepared by Susan McEowen as received January 10, 2008

We have no further questions at this time. If the project is to proceed as proposed, our current analysis and recommended conditions of approval are as follows:

Oak Trees

The Oak Tree Report addresses a total of sixteen (16) oak trees. Eight (8) of the oak trees are located within the subject site and the remaining eight (8) oak trees are located off site, within the immediate vicinity. Construction of the proposed residence will require minor encroachment within the protected zone of two (2) of the onsite trees and one (1) of the offsite trees for construction access and pile installation. The encroachments are very limited and are not likely to result in long-term adverse impacts to the subject oak trees as long as precautionary measures are followed. Therefore, we recommend that the project be approved with the following conditions:

1. The applicant is permitted to encroach within the protected zone of Oak Trees Numbers 1, 2 and 16 in order to construct the residence as shown on the approved plans. The encroachment shall be limited to the following:
 - a. The drilling of four (4) support piles for the building pad and the construction of an eighteen-inch (18") high retaining wall within the protected zone, outside the dripline, of Oak Tree Number 1. Excavation is limited to three feet (3') into the protected zone of the oak tree.
 - b. The drilling of six (6) support piles for the building pad and the construction of an eighteen-inch (18") high retaining wall at the outer edge of the protected zone of Oak Tree Number 2. Excavation is limited to three feet (3') into the protected zone of the oak tree.

- c. The construction of a four-foot (4') to five-foot (5') high retaining wall within the protected zone, outside of the dripline, of Oak Tree Number 16. Excavation is limited to three feet (3') into the protected zone of the oak tree.
2. Per observations documented on March 6, 2007, soil was previously imported into the site and placed within the protected zone of an untagged oak tree on the northeast side of the property. This soil shall be removed to natural grade, under the observation of the applicant's oak tree consultant. This work shall be documented by the applicant's oak tree consultant and provided to the City of Agoura Hills in a project report.
3. The final grading plan, oak tree location map and landscape plans must agree and all shall include the tag number, exact trunk location, canopy, and protected zones of each oak tree. All inconsistencies must be resolved to the satisfaction of the City Oak Tree Consultant.
4. Prior to approval, the final grading plan shall be reviewed and approved by the City Oak Tree Consultant. The plan shall include oak tree protection notes to the satisfaction of the City Oak Tree Consultant.
5. Prior to the start of any work or mobilization on the site, Oak Tree Numbers 1, 2, 3, 11, 12, 13, and 16 shall be fenced outside of the edge of the protected zone or at the approved work limits in accordance with Article IX, Appendix A, Section V.C.1.1 of the City of Agoura Hills Municipal Code. The City Oak Tree Consultant shall approve the fencing location plan and installation prior to the start of work on the site.
6. No grading, scarifying or other soil disturbance shall be permitted within any portion of the protected zone of any oak tree other than for the expressly approved encroachments.
7. All approved excavation within the protected zone of any oak tree shall be performed under the direct observation of the applicant's oak tree consultant. Forty-eight (48) hours notice shall be provided to the City before proceeding with such work.
8. No vehicles, equipment, materials, spoil or other items shall be used or placed within the protected zone of any oak tree at any time, except as specifically required to complete the approved project.
9. Prior to occupancy, each oak tree shall be mulched throughout the dripline with three inches (3") of approved organic matter if the natural duff has been disturbed.
10. No irrigation or planting shall be installed within the dripline of any oak tree unless specifically approved by the City Oak Tree Consultant and the Director.
11. Within ten (10) calendar days of the completion of work and prior to removal of the protective fencing, the applicant shall contact the City Oak Tree Consultant to perform a final inspection. The applicant shall proceed with any remedial measures the City Oak Tree Consultant deems necessary to protect, preserve or promote the health of the subject oak trees at that time.
12. No pruning of live wood shall be permitted unless specifically authorized by the City Oak Tree Consultant. Any authorized pruning shall be performed by a qualified arborist under the direct supervision of the applicant's oak tree consultant. Pruning operations shall be consistent with The Pruning Standards of the Western Chapter of the International Society of Arboriculture.
13. No herbicides shall be used within one hundred feet (100') of the dripline of any oak tree unless the program is first reviewed and endorsed by the City Oak Tree Consultant.

14. The project oak tree consultant shall submit certification letters for all work completed within the protected zone of any oak tree within ten (10) working days of the completion of said work. The letters shall describe all work performed, methods utilized, monitoring performed and shall state whether such work was completed in accordance with the above conditions of approval.

Landscaping

15. Prior to the approval of any permits, the applicant shall submit three (3) sets of final landscape plans for final review and approval by the Director. The plans shall meet the following requirements:
 - a. A California-licensed landscape architect shall prepare, stamp and sign the plans.
 - b. All plans shall be legible and clearly drawn.
 - c. Plans shall not exceed thirty inches (30") by forty-two inches (42") in size. Plans shall be a minimum of twenty-two inches (22") by thirty-six inches (36") in size.
 - d. A true north arrow and plan scale shall be noted. The scale shall be no smaller than one inch equals twenty feet (1"=20'), unless approved by the City Landscape Consultant.
 - e. A title block shall be provided, indicating the names, addresses and telephone numbers of the applicant and landscape architect.
 - f. The project identification number shall be shown on each sheet.
 - g. The plans shall accurately and clearly depict the following existing and proposed features:
 - Landscape trees, shrubs, ground cover and any other landscaping materials
 - Property lines
 - Streets, street names, right-of-ways, easements, driveways, walkways, bicycle paths, and any other paved areas
 - Buildings and structures
 - Parking areas, including lighting, striping and wheel stops
 - General contour lines
 - Grading areas, including tops and toes of slopes
 - Utilities, including street lighting and fire hydrants
 - Natural features, including watercourses, rock outcroppings
16. The final landscape plan shall generally conform to the Planting Plan prepared by Susan McEowen as submitted October 30, 2007.
17. The final configuration of the equestrian turnout shown on the planting plan shall be revised to avoid the protected zone of all oak trees.

18. The Planting Plan shall indicate the botanical name and container size of each plant.
19. Plant symbols shall depict the size of the plants at maturity.
20. Plant container sizes and/or spacing shall be provided. Minimum sizes shall be acceptable to the City Landscape Consultant and the Director.
21. The Irrigation Plan shall be provided separate from but utilizing the same format as the Planting Plan.
22. The irrigation design shall provide adequate coverage and sufficient water for the continued healthy growth of all proposed plantings with a minimum of waste and over spray on adjoining areas.
23. The Irrigation Plan shall be concise and accurate and shall include the manufacturer, model, size, demand, radius, and location of the following, as appropriate:
 - a. Design and static pressures
 - b. Point of connection
 - c. Backflow protection
 - d. Valves, piping, controllers, heads, quick couplers
 - e. Gallon requirements for each valve
24. Three (3) copies of details and specifications shall be provided, addressing but not limited to, planting, soil preparation, tree staking, guying, installation details, and post installation maintenance.
25. One copy of each of the following approved plans shall be submitted with the initial landscape plan check:
 - Site Plan
 - Elevations
 - Grading Plan
 - Conditions Of Approval
26. All landscaping shall be irrigated and maintained in perpetuity in accordance with the approved Landscape Plan.
27. Proposed plant material may not be considered invasive in the Santa Monica Mountains, as it could negatively impact the adjacent natural area. Lists of exotic material can be obtained from the California Native Plant Society and/or the California Exotic Pest Plant Council.

Please contact us should you have any questions.

Date: May 4, 2007
GDI #: 06.00103.0094

CITY OF AGOURA HILLS - GEOTECHNICAL REVIEW SHEET

To: Valerie Darbouze

Project Location: 28031 Balkins Drive, Agoura Hills, California.

Planning Case #: 03-CUP-002/O3-OTP-002

Building & Safety #: None

Geotechnical Reports: Heathcote Geotechnical (2007), Addendum Letter, Proposed Residence at 28031 Balkins Drive, Agoura Hills, Job: 06051, dated May 1, 2007.

Heathcote Geotechnical (2007), Addendum Letter, Proposed Residence at 28031 Balkins Drive, Agoura Hills, Job: 06051, dated April 16, 2007.

Heathcote Geotechnical (2007), "Addendum to Soil Engineering Report dated June 14, 2006, Proposed Residence at 28031 Balkins Drive, Agoura Hills," Job: 06051, dated February 6, 2007.

Heathcote Geotechnical (2006b), "Addendum to Soil Engineering Report dated June 14, 2006, Proposed Residence at 28031 Balkins Drive, Agoura Hills," Job: 06051, dated December 9, 2006.

Heathcote Geotechnical (2006a), "Soil Engineering Investigation for Proposed Residence at 28031 Balkins Drive, Agoura Hills," Job: 06051, dated June 14, 2006.

Terry A. Mayer Consulting Geologist (2006b), "Response to City of Agoura hills Review Sheet dated February 27, 2007, 28031 Balkins Drive, City of Agoura Hills, California," Project No.: 060103, dated March 7, 2007.

Terry A. Mayer Consulting Geologist (2006b), "Response to City of Agoura hills Review Sheet dated August 25, 2006, 28031 Balkins Drive, City of Agoura Hills, California," Project No.: 060103, dated November 6, 2006.

Terry A. Mayer Consulting Geologist (2006a), "Additional Geologic Study, 28031 Balkins Drive, City of Agoura Hills, California," Project No.: 060103, dated July 18, 2006.

Advanced Geotechnical Services, Inc. (2003), "Geotechnical Engineering Study, Proposed Single-Family Residence, 28031 Balkins Drive, Agoura Hills, California," Report Number 6425, dated December 19, 2003.

Advanced Geotechnical Services, Inc. (2002), "Geotechnical Engineering Study, Proposed Single-Family Residence, 28031 Balkins Drive, Agoura Hills, California," Report Number 6073, dated November 27, 2002.

Previous Reviews: February 18, 2003 and January 28, 2004, August 25, 2006 and January 8, 2007.

Findings

Planning/Feasibility Issues

- Acceptable as Presented
 Response Required

Geotechnical Report

- Acceptable as Presented
 Response Required

Remarks

Heathcote Geotechnical (geotechnical consultant) provided responses to plan review comments discussed during a meeting held on April 27, 2007 in the office of GeoDynamics, Inc. (geotechnical reviewers for the City of Agoura Hills). The purpose of the meeting was to clarify issues remaining regarding plans for proposed development at 28031 Balkins Drive, City of Agoura Hills, California. The proposed development includes the construction of a one or two-story residence, with a basement.

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, and we recommend the Planning Commission consider approval of Case No. 03-CUP-002/O3-OTP-002 from a geotechnical perspective. The Consultant, however, should respond to the following report review comments 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

1. The geotechnical engineer and engineering geologist should provide detailed reviews of future grading/building plans. This review and any additional recommendations should be presented in detailed reports that include geotechnical maps based on the current plan. These maps should include all geotechnical data and illustrate all proposed mitigation measures. Additional recommendations should be provided as necessary.
2. The consultant should evaluate the potential for lateral surcharge on retaining walls from adjacent structures/foundations. Mitigation measures should be recommended as necessary.

Plan-Check Comments

1. The name, address, and phone number of the Project Geotechnical Consultant and a list of all the applicable geotechnical reports shall be included on the building and grading plans.
2. The area underlain by the proposed visqueen and blanket drain system must be clearly indicated on the plans as a Restricted Use Area. No further development should be allowed in these areas without specific geotechnical review and approval.
3. The following note must appear on the grading plan: *"The project geologic consultant must downhole log at least one third of the pile excavations and provide detailed logs of findings. If any claystone or plastic clay is encountered, a sample of the materials should be obtained and tested for residual shear strength. Additional recommendations should be provided as necessary and submitted for review prior to implementation."*
4. The following note must appear on the grading plan: *"Sewage effluent disposal must be restricted to the limited area and at the depth indicated by the engineering geologist. The project geologic consultant should downhole log all seepage pit excavations to verify location, geologic structure, total depth and cap-down depth. Any deviation from anticipated conditions should be documented on detailed logs of findings. Additional recommendations should be provided as necessary and submitted for review prior to implementation."*
5. The following note must appear on the grading plan: *"The project geotechnical consultant should observe all drain and gravel installations below the compacted fill mass and behind all retaining walls. At the completion of grading the consultant should provide a letter verifying that all installations were observed and installed per plan, and that there is no hydrologic connection between surface drainage devices and subsurface drainage devices."*

6. The following note must appear on the grading and foundation plans: *"Excavations shall be made in compliance with CAL/OSHA Regulations."*
7. The required minimum foundation setback distances should be depicted on the foundation plans, as applicable.
8. The following note must appear on the foundation plans: *"All foundation excavations must be observed and approved by the Project Geotechnical Consultant prior to placement of reinforcing steel."*
9. Foundation plans and foundation details shall clearly depict the emb edment material and minimum depth of embedment for the foundations.
10. Drainage plans depicting all surface and subsurface non-erosive drainage devices, flow lines, and catch basins shall be included on the building plans.
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 and depths of all piles, locations, depths and cap-down depths of all seepage pits, locations of all other septic system components, locations and flow line elevations of all subdrains, backdrains and blanket drains, and location and elevation of all subsurface drain outlets. Geologic conditions exposed during grading must be depicted on an as-built geologic map."*
12. The engineering geologist must verify and preferably log the seepage pit excavations before they are bricked and sealed, and also must verify the depth of the seal.
13. Final grading, drainage, swimming pool, and foundation plans shall be reviewed, signed, and wet stamped by the project geotechnical engineer and engineering geologist.

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

Christopher J. Sexton
Engineering Geologic Reviewer
CEG 1441 (exp. 11/30/08)



**CONDITIONAL USE PERMIT - CASE NO. 03-CUP-002,
OAK TREE PERMIT - CASE NO. 03-OTP-002**

**FOR THE PROPERTY LOCATED AT
28031 BALKINS DRIVE, AGOURA HILLS**

EXHIBIT G

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: Waters Single Family Residence (Case #03-CUP-002 and 03-OTP-002)

Project Location-Specific: 28031 Balkins Drive (APN 2055-023-065)

Project Location-City: City of Agoura Hills

Project Location-County: Los Angeles

Description of Nature, Purpose, and Beneficiaries of Project: The project consists of a new, two-story single family residence of 6,964 square feet, with an 897 square-foot attached garage and a 190 square foot patio over. The construction would encroach into the protected zone of three oak trees. The lot is about 1.5 acres.

Name of Public Agency Approving Project: City of Agoura Hills

Name of Person or Agency Carrying Out Project: Ron Waters

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 an addition to an existing residence. 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 designated scenic highway area; 3) a hazardous waste site; or 4) an 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: 1-29-08

Title: Senior Planner

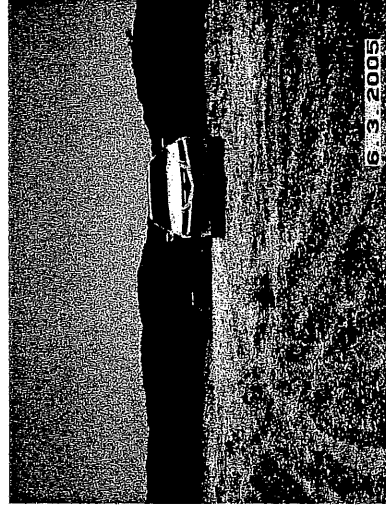
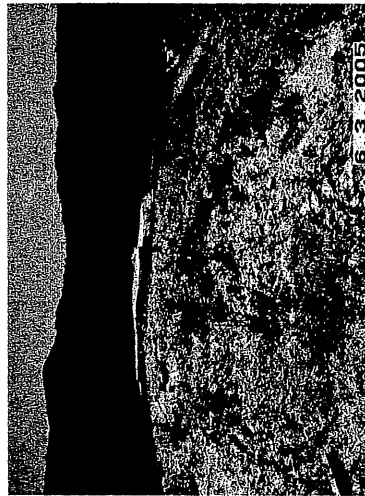
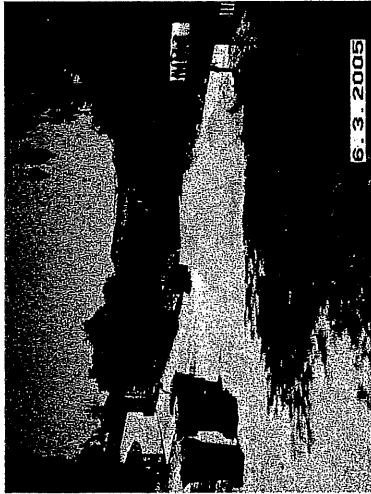


**CONDITIONAL USE PERMIT - CASE NO. 03-CUP-002,
OAK TREE PERMIT - CASE NO. 03-OTP-002**

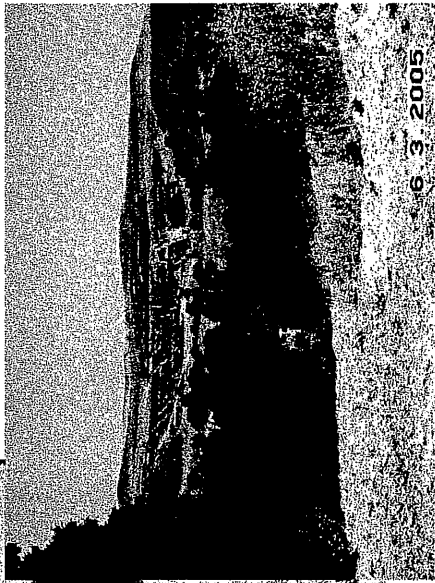
**FOR THE PROPERTY LOCATED AT
28031 BALKINS DRIVE, AGOURA HILLS**

EXHIBIT H

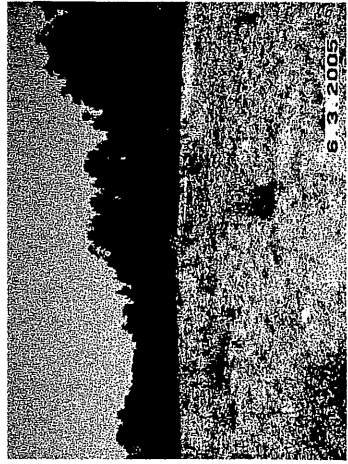
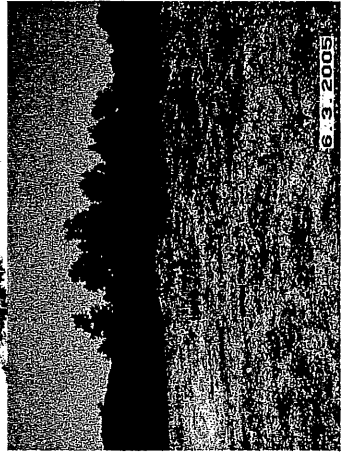
**Photographs of the Property
&
Color and Material Board**



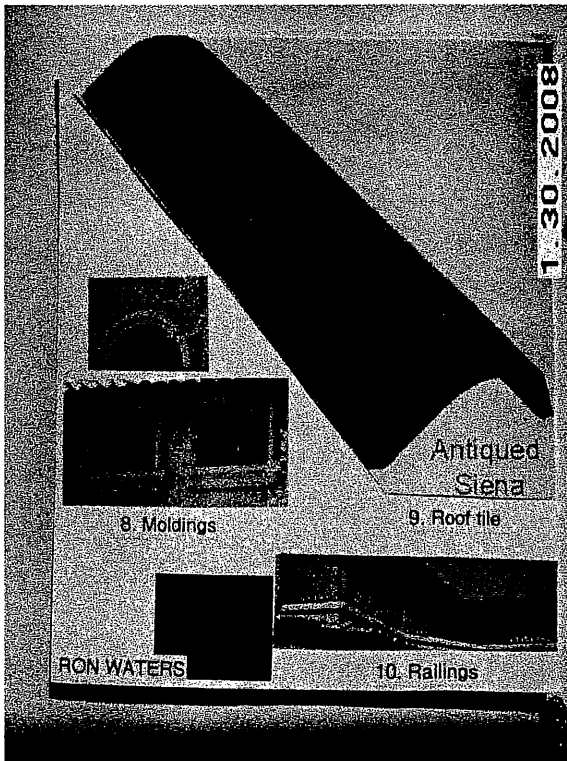
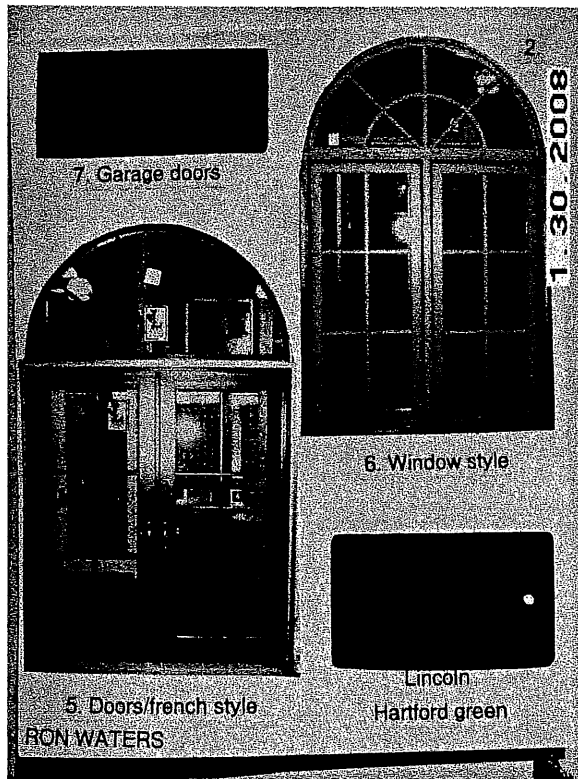
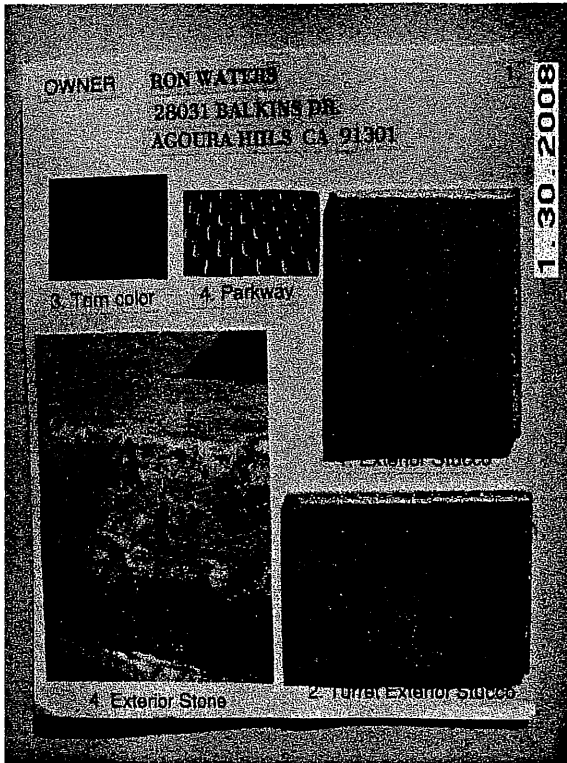
CONDITIONAL USE PERMIT
 CASE NO. 03-CUP-002
 &
 OAK TREE PERMIT
 CASE NO. 03-OTP-002



CONDITIONAL USE PERMIT
CASE NO. 03-CUP-002
&
OAK TREE PERMIT
CASE NO. 03-OTP-002



COLOR & MATERIAL BOARD



**CONDITIONAL USE PERMIT
 CASE NO. 03-CUP-002
 &
 OAK TREE PERMIT
 CASE NO. 03-OTP-002**