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**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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**DATE:** June 5, 2008

**APPLICANT:** Gary Bardovi for Nevin Bardai  
3611 Motor Avenue, Suite 108  
Los Angeles, CA 90034

**TO:** Planning Commission

**CASE NOS.:** 07-CUP-011 and 07-OTP-020

**LOCATION:** 28340 Balkins Drive  
(A.P.N. 2055-021-044)

**REQUEST:** Request for approval of a Conditional Use Permit to construct a 4,133 square foot, two-story, single-family residence with a 1,157 square foot attached garage, and a spa; and a request for approval of an Oak Tree Permit to remove one (1) Oak tree and to encroach within the protected zone of five (5) on-site Oak trees for the proposed construction.

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

**RECOMMENDATION:** Staff recommends the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 07-CUP-011 and Oak Tree Permit Case Number 07-OTP-020, 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 applicant, Gary Bardovi for Nevin Bardai, is requesting approval of a Conditional Use Permit to construct a new 4,133 square foot, two-story, single-family residence with a 1,157 square foot attached three-car garage, and spa. The project would encroach within the protected zone of five (5) Oak trees. One (1) Oak tree would be required to be removed to permit construction of the residence, which requires approval of an Oak Tree Permit.

The vacant 1.08 acre hillside parcel is located on the south side of Balkins Drive, west of Lapworth Drive, at 28340 Balkins Drive, in the Very Low Density Residential (RV) zone of Old Agoura. Hillside residences are present on the adjacent properties to the west, east, and across the street to the north. The adjacent property to the south is vacant.

New single-family homes are subject to review by the Planning Commission. Since the parcel has an average topographic slope that exceeds 10% (48.9%), the project is subject to the City Hillside Ordinance and therefore, requires approval of a Conditional Use Permit application.

The proposed single-family residence is a permitted use in the Very Low Density Residential (RV) zone and will meet the minimum 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:	1.08 acres (46,837 sq. ft)	1 acre min. (43,560 sq. ft.)
<u>Easements</u>	<u>8,230 sq. ft.</u>	
Net Lot Size	38,607 sq. ft.	
2. Building Height:	35 ft.	35 ft. max.
3. Building Sizes:		
First Floor	2,757 sq. ft.	N/A
<u>Second Floor</u>	<u>1,376 sq. ft.</u>	N/A
Total House Area	4,133 sq. ft.	
Attached 3-Car Garage	1,157 sq. ft.	N/A
<u>Covered Patio</u>	<u>353 sq. ft.</u>	N/A
Total Building Size	5,643 sq. ft.	N/A

Pertinent Data

	<u>Proposed</u>	<u>Allowed/ Required</u>
4. Building Setbacks:		
Front (North)	25 ft.	25 ft. min.
Rear (South)	71 ft.	25 ft. min.
Left Side (East)	30 ft.	12 ft. min.
Right Side (West)	66 ft.	12 ft. min.
5. Lot Coverage:		
Residence (First Floor)	2,757 sq. ft.	
Attached Garage (Partial)	994 sq. ft.	
Covered Patio	353 sq. ft.	
Driveway	1,387 sq. ft.	
Hardscape	3,074 sq. ft.	
Spa/Equip./AC Pad	383 sq. ft.	
<u>Future Barn</u>	<u>360 sq. ft.</u>	
Total	9,308 sq. ft. (24%)	25% max (9,652 sq. ft.)
6. Undisturbed Open Space	67% (25,905 sq. ft.)	97.5% min. (37,642 sq. ft.)
7. No. of Oak Trees:	19 existing	N/A
8. Average Topographic Slope:	48.9%	N/A

**II. STAFF ANALYSIS**

Site Plan

The subject site consists of an undeveloped hillside lot, accessed via a private and common driveway that services the subject site and the adjacent property to the east from Balkins Drive. The property slopes downward in a north- and northeasterly direction. The site has been designed to terrace the residence and yard areas into the slope and between the existing trees on the property in order to minimize grading and maximize use of the topography, to retain the existing Oak trees and other natural growth on the land, and to preserve the view sheds.

The custom two-story residence is proposed to be placed on the lower, north portion of the lot. The split-level residence has a mid-level (one-story section) finish floor pad elevation of 1,114 feet, which is approximately 24 feet above Balkins Drive (1,090 feet) and is a distance

of 55 feet from the street. The front door would open directly into this mid-level floor (formal living room and formal dining room) that has stairs leading up to the kitchen and a family room at the south end of the house and another short flight of stairs leading down to bedrooms expanding over the garage to the north, front side of the house. Another set of stairs connects the first-story part of the home to the second-story part that is directly above the first-floor footprint of the house. The proposed residence will exceed the minimum setback requirements of the RV zone.

An outdoor staircase connects the entrance to the driveway. The driveway and garage are on the same level, parallel to Balkins Drive. The proposed 1,157 square foot, attached three-car garage will be at a finish floor elevation of 1099.5 feet, which is almost 15 feet lower than the entry floor level of the house and almost 10 feet above the street level of Balkins Drive, and is a distance of 25 feet from the street. From the garage an elevator, and staircase leading to the first story, directly connects the garage wing to the interior of the house.

On the first-story level, the part of the house facing the rear yard (family room) includes a sliding glass door leading out to a 353 square foot covered patio in the back yard, 13 feet northwest of the spa. Stacked retaining walls separate this area from the equestrian area proposed for the southern portion of the site, along the rear property line. The future barn structure will be at a finished grade elevation of 1,136 feet with a coral area directly east of the structure. The subject property is at a higher elevation than the adjoining properties to the east and west, and the closest distance to the nearest residence is approximately 173 feet.

The applicant has indicated on the Site Plan a potential site for a future barn and corral area to be located to the south of the residence, and includes a five-foot wide pathway. The proposed 360 square foot (15' X 24') horse structure is a permitted use by the Zoning Ordinance when all requirements are met. The Zoning Ordinance requires that any proposed horse structure would need to be located at a minimum 35 feet from any surrounding habitable residence or street. The Site Plan shows the future horse structure located within a cut area of the lot, 52 feet from the residence and more than 35 feet from the surrounding residences and street. The horse structure is not part of this application and it is shown on the plan for reference only. Since the horse structure requires a separate permit, its size, setbacks, and height will be address at that time when a separate application is filed.

The footprint of the proposed building, spa, future barn and hardscape totals 9,308 square feet or 24% of the lot area, which is below the maximum allowable lot coverage of 25% for the RV zone.

#### Architectural Design

The applicant is proposing earthtone colors and natural building materials of stained "Desert Tan" cedar siding, off-white "Lily" wood trim, brown in color cultured stone and a two-tone "Misled Brown Colonial and Misled Charcoal Gray" slate concrete tile roof. The proposed exterior of the residence includes a covered entry porch with a brown stain

wood door accented with sidelights located at the east elevation of the residence with access from the outside by painted raised wood stairs and guardrails leading from the driveway to the entrance of the residence. The cultured stone is proposed for the base of the house, the chimney areas and the retaining walls.

This split-level style house which incorporates a multi-floor design to conform with the existing terrain of the property (as recommended in the City Architectural Design Standards and Guidelines) has an overall height of 35 feet, measured at the lowest grade to the peak of the roof, and does not exceeding the maximum height of 35 feet allowed for a residence in the RV zone.

A semi-permeable surface material of interlocking pavers is proposed for the 22.5-foot wide driveway area to access the attached three-car garage. The applicant is also proposing decomposed granite for the 5-foot wide equestrian access pathway. The Los Angeles County Fire Department has tentatively approved the Site Plan for this project for required access.

The applicant worked extensively with staff in reducing the size of the residence by 11% and avoiding impacts to the Oak trees. The house is situated at the lower elevation of the lot and designed to step with the hillside topography to minimize grading and impacts to the Oak trees.

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 35 neighboring developed lots was conducted, as shown in an attached exhibit. The results revealed an average lot size of 56,976 square feet and an average dwelling unit size of 3,536 square feet (excluding the garages), resulting in an average floor/area ratio of 0.06. The applicant is proposing a house size of 4,133 square feet on a 46,837 square-foot (1.08 acre) lot, which results in a floor/area ratio of 0.09.

Although the proposal is 597 square feet more than the neighborhood average, the proposed residence is not the largest in the immediate neighborhood. Several larger new residences located in the immediate vicinity of this project have recently been approved by the Planning Commission. Directly to the west on the south side of Balkins Drive is a recently approved 5,420 square foot, two-story, single-family hillside residence (excluding the garage) on a 1.01 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 was recently built. On the northeast corner of Balkins Drive and Lapworth Drive is a recently approved 5,376 square foot, two-story, single-family hillside residence on a 1.38 acre parcel that is in Plan Check. Lastly, directly west from this parcel is a recently approved 4,960 square foot, two-story, single-family hillside residence on a

1.13 acre parcel. The proposed size of the applicant's residence is consistent with the recently approved homes in the surrounding area.

#### Engineering/Public Works Department Review

The Engineering Department has reviewed the proposed Grading Plan and will require Balkins Drive, which is a private street, to be improved along the north property line to include 20-feet of pavement and a 3-foot wide inverted shoulder.

Past grading on the site consisted of minor cutting and filling associated with the construction of an access private and common driveway that services the subject site and the adjacent property to the east from Balkins Drive. Due to the topography of the property, south- and southwest ascending slope, grading required for the proposed project will include 1,151 cubic yards of cut soil, 331 cubic yards of fill soil and 820 cubic yards of export soil. The building pad will be created by excavating into the hillside and supporting the cut using a series of stacked retaining walls, not to exceed 6-feet in height, at the top, most rear (southwest) portion of the residence. A retaining wall ranging from 1-foot to 4.5 feet high is proposed on the north side of the driveway and garage, parallel with the street, to support the garage and the driveway.

A private septic system located on the front west portion of the property 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 19, 2007 is attached for reference.

#### Oak Trees

Nineteen (19) Oak trees are located within and immediately adjacent to the subject site. In addition, there are eighteen (18) Oak stump sprouts from trees that were previously cut down, most likely during weed abatement activities. The stumps range in size from two inches to five inches in diameter. Proposed construction of the residence would impact six (6) of the 19 Oak trees. One (1) of the trees, Oak Tree A, which has four (1" diameter) trunks, lies within the footprint of the garage building and is therefore called for removal to construct the project as proposed. To mitigate the loss of this Oak tree and the eighteen Oak trees previously cut down, it is required that the applicant plant seven (7) replacement Oak trees within the site.

Additionally, the project would be permitted to encroach within the protected zone of Coast Live Oak (*Quercus agrifolia*) Tree Numbers 1, 2, 9, 11, and 12 for construction of an exterior stairwell that connects the driveway with the entrance of the residence, retaining walls, and foundation of the structure. The City Oak Tree/Landscape Consultant has worked with the applicant to reduce the impacts to the five Coast Live

Oak (*Quercus agrifolia*) trees located within the east and west sides of the residence. Overall, the project impacts approximately six percent (6%) of the Oak tree resources, as shown on the attached Oak Tree Impact Analysis Table. Specific conditions have been provided and are attached to the draft Resolution. All other Oak trees shall be preserved in place with no direct impacts. The City Oak Tree/Landscape Consultant requires that the trees be fenced prior to the start of any grading and determined that the health of the trees will not be significantly impacted with the recommended conditions of project approval.

### Landscaping

One of the Old Agoura Overlay's design goals is to promote a natural environment and maintain the rural character of the area. The City Oak Tree/Landscape Consultant supports the preliminary landscape plan prepared by L. Newman Design Group, Inc., subject to conditions. In order to protect the natural vegetation that grows within the area, the City Oak Tree/Landscape Consultant will work with the applicant's landscape architect to ensure that the proposed plant materials are not invasive in the Santa Monica Mountains, as it could negatively impact adjacent natural areas.

Furthermore, the City Oak Tree/Landscape Consultant requires that 50% coverage with California native coastal sage scrub vegetation is achieved within the areas where the coastal sage scrub vegetation was previously cleared from the site and now re-sprouting with California native plants and non-native weeds and grasses, before issuance of a building permit; or the applicant is required to hydro seed the disturbed area with an approved mix of California native shrubs, grasses and forbs within these areas.

### Open Space

The applicant is required under the Hillside Standards of the Zoning Ordinance to retain a minimum percentage of the parcel in open space. Based on the subject parcel having an average slope of 48.9%, the Hillside Ordinance requires that 97.5% of the lot remain in open space in order to preserve the natural character and visual quality of the hillside. The hillside area that is proposed to remain in open space is 67% of the parcel. The required findings the Planning Commission must make to allow to exceed the Hillside Ordinance requirement are 1) that the parcel was lawfully created prior to the adoption of Hillside Ordinance in 1991; 2) that a change in ownership since the adoption of the Hillside Ordinance has not resulted in the parcel being merged with another parcel; 3) that a private septic system serving the site is for a lot greater than one acre in size; and 4) that a Conditional Use Permit is granted. The project, as proposed, meets these requirements. The terms of the Conditional Use Permit is to specify the minimum percent of required open space on the lot. Thus, it is at the discretion of the Planning Commission to determine the appropriate amount of open space for this parcel and whether compliance with the Hillside Ordinance development standards would prohibit the use of this parcel.

### 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 Categorical 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.

In conclusion, staff finds that the proposed project meets the development standards established by the Residential Very Low Density zone and the Old Agoura Design Overlay zone and the project is designed and sited to be compatible with the neighborhood. Geotechnical and geological studies were completed to analyze the feasibility and impacts of the project. The proposed building design and materials are in keeping with the semi-rural character of the neighborhood. The project is consistent with the semi-rural equestrian character of the Old Agoura, as called for in the General Plan Community Design Element.

### **III. RECOMMENDATIONS**

Based on the foregoing analysis, staff recommends that the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 07-CUP-011 and Oak Tree Permit No. 07-OTP-020, subject to Conditions, based on the findings of the attached draft Resolution.

### **IV. ATTACHMENTS**

- Draft Resolution and Conditions of Approval
- Exhibit A: Letter from Old Agoura Homeowners Association
- Exhibit B: Square Footage Analysis Map
- Exhibit C: Oak Tree Impact Analysis Table
- Exhibit D: Color Renderings of the Residence
- Exhibit E: Reduced Copies of Plans
- Exhibit F: GeoDynamics Letter of Recommendation
- Exhibit G: Environmental Determination
- Exhibit H: Vicinity Map
- Exhibit I: Color and Material Board

Case Planner: Renee Madrigal, Assistant Planner



RESOLUTION NO. \_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF AGOURA HILLS  
APPROVING CONDITIONAL USE PERMIT CASE NO. 07-CUP-011 AND  
OAK TREE PERMIT CASE NO. 07-OTP-020

THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS HEREBY  
FINDS, RESOLVES, AND ORDERS AS FOLLOWS:

Section 1. An application was duly filed by Gary Bardovi for Nevin Bardai with respect to the real property located at 28340 Balkins Drive (Assessor's Parcel Number 2055-021-044), requesting the approval of a Conditional Use Permit Case No. 07-CUP-011 to construct a 4,133 square foot, two-story, single-family residence with a 1,157 square foot attached garage, and a spa. The applicant is also requesting approval of an Oak Tree Permit Case No. 07-OTP-020 to remove one (1) Oak tree and to encroach within the protected zone of five (5) Oak trees for the proposed construction. A public hearing was duly held on June 5, 2008, at 6:30 p.m. in the Council Chambers, City Hall at 30001 Ladyface Court, Agoura Hills, CA 91301. Notice of the time, date and place and purpose of the aforesaid was duly given

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid Public Hearing.

Section 3. The Planning Commission, pursuant to the Agoura Hills Zoning Ordinance, finds as follows:

A. The proposed use, as conditioned, is consistent with the objectives and provisions of the Zoning Ordinance and the purposes of the Very Low Density Residential–Old Agoura Design District (RV-OA) zones in which the use is located. The property designation allows for development of a single-family residence and the proposal meets the development standards for the zone relative to lot coverage, building height, and building setbacks from the property lines.

B. The proposed use, as conditioned, is compatible with the surrounding properties. The proposed building design and building materials of the residence that include cedar siding, stone, wood stairs and guardrails and a tile roof are compatible with the neighboring structures and the topography of the property. The residence is located on the lower portion of a sloped lot and between the existing trees to minimize grading and maximize use of the topography, to retain the existing Oak trees and other natural growth on the land, and to preserve viewsheds. The project was reviewed by the City's Architectural Review Panel and was found to be in compliance with the City's Architectural Design Guidelines and Standards of the Old Agoura Design Overlay District.

C. The proposed use and the conditions under which it will be operated or maintained will not be detrimental to the public health, safety, or welfare in that the design of the residence will ensure adequate light, air, privacy and open space to surrounding properties. The proposed two-story structure is situated on the lower portion of the on-site hillside slope, which will preserve views and privacy of the surrounding properties. The project complies with the maximum allowable building height limitations of hillside properties. Geotechnical and geological reports have been prepared for the proposed construction on the property, which include mitigation measures to minimize potential risks of geotechnical and geological hazards. A private septic system will serve the 1.08 acre parcel and has been tentatively approved by the Los Angeles County Health Department.

D. The proposed use, as conditioned, will comply with each of the applicable provisions of the Zoning Ordinance in that the project is consistent with the development standards of the Very Low Density zone and Old Agoura Design Overlay District. The proposed residence meets all required setbacks and height limitation, and lot coverage requirements for the zone. The incorporation of permeable or semi-permeable driveway and hardscape materials will reduce runoff and maintain the rural atmosphere of the Old Agoura neighborhood.

E. The distance from other similar and like uses is sufficient to maintain the diversity of the community in that the project will meet the minimum yard setback requirements for the RV zone and the closest distance to the nearest residence will be approximately 173 feet. The residence will be placed an appropriate distance from the street serving the property to preserve public views. The RV zone allows for the development of single-family residences.

F. The proposed use, as conditioned, is consistent with the goals, objectives and policies of the General Plan in that the project is designed to incorporate the existing terrain into the site plan to the maximum extent possible to minimize grading and to preserve viewsheds, as called for in the Land Use Element of the General Plan.

G. As conditioned, removal of one protected Oak trees and encroachment into the five protected Oak trees is necessary for construction of the proposed garage.

Section 4. The project is a request for one, single-family residence and is exempt from the California Environmental Quality Act (CEQA), per Section 15303 and does not require adoption of an environmental impact report or negative declaration.

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit Case No. 07-CUP-011 and Oak Tree Permit Case No. 07-OTP-020, subject to the attached Conditions, with respect to the property described in Section 1 hereof.

Resolution No. \_\_\_\_

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PASSED, APPROVED, and ADOPTED this 5<sup>th</sup> day of June, 2008, by the following vote to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

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John O'Meara, Chairperson

ATTEST:

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Doug Hooper, Secretary

## CONDITIONS OF APPROVAL (Case Nos. 07-CUP-011 and 07-OTP-020)

### STANDARD CONDITIONS

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the appropriate forms and related fees.
2. This action shall not be effective for any purpose until the applicant has agreed in writing that the applicant is aware of, and accepts all Conditions of Approval of this Permit with the Department of Planning and Community Development.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the labeled exhibits approved by the Planning Commission: Site Plan, Building Elevation Plans, Floor Plans, Roof Plans, and Grading Plans.
4. All exterior materials used in this project shall be in conformance with the materials samples submitted as a part of this application.
5. It is hereby declared to be the intent that if any provision of this Permit is held or declared to be invalid, the Permit shall be void and the privileges granted hereunder shall lapse.
6. It is further declared and made a Condition of this action that if any Condition herein is violated, the Permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
7. All requirements of the Zoning Ordinance and of the specific zoning designation of the subject property must be complied with unless set forth in the Permit or on the approved Site Plan.
8. No occupancy shall be granted for any new building until all Conditions of Approval have been complied with as determined by the Director of Planning and Community Development.
9. Unless waived by the Director of Planning and Community Development, all utilities existing and proposed shall be placed underground. If overhead utilities of 66 KV or greater exist on or about the subject property, the applicant shall file an agreement to join any Assessment District subsequently created to underground said lines.
10. A minimum of two (2) enclosed parking spaces shall be provided on the subject property, in conformance with the City Parking Ordinance. A minimum interior clear space of 20 feet by 20 feet must be maintained within the garage.

11. The applicant shall comply with all applicable Public Health Statutes, Ordinances and Regulations related to the disposal of sewage.
12. The applicant shall comply with the requirements of the Los Angeles County Fire Department prior to the issuance of Building or Grading Permits. The Forester and Fire Warden shall be consulted to ascertain the required fire flows and fire hydrants to accommodate the proposed development.
13. Unless this permit is used within two (2) years from the date of City approval, these permits will expire. A written request for a one-year extension may be considered prior to the expiration date.
14. The applicant shall pay to the City the applicable General Plan Update Recovery Fee prior to the issuance of a Building Permit. The current fee is \$1.41/\$1,000 of building valuation. Actual fees will be determined at the time of building permit issuance.
15. The applicant shall comply with the school impact fee requirements of the Las Virgenes Unified School District. The current fee is \$2.97 per square foot.
16. No roof-mounted equipment, other than attic ventilation systems and solar panels, as allowed by the Municipal Code, shall be permitted.
17. Prior to the issuance of a Building Permit, the applicant shall pay the Fire District Development Fee, at the rate in effect at the time of Building Permit issuance. The current rate is \$ 0.9223 per square foot of new floor area.
18. Prior to the issuance of a Building Permit, the applicant shall submit a letter to the Director of Planning and Community Development agreeing to suspend construction in the vicinity of a cultural resource encountered during development of the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures. All fees and expenses for the retaining of a qualified archaeologist shall be paid by the applicant and shall not be at City expense. The applicant shall agree to comply with mitigation measures recommended by the archaeologist and approved by the Director of Planning and Community Development.
19. The approved grading plan and construction plan, resolution, conditions of approval, and a color and material board shall be on site at all times during the construction of the project.
20. All outstanding fees owed to the City, if any, shall be paid by the applicant within thirty (30) days from the date of this approval.
21. All retaining walls, if proposed, shall consist of materials subject to review and approval by the Director of Planning and Community Development.

22. Vehicle routes and access to the property for construction purpose shall be subject to review and approval by the City Engineer.
23. No construction work or repair work shall be performed between the hours of 7:00 p.m. to 7:00 a.m. or any Sunday or holiday.
24. The applicant and delegated contractors shall participate with City staff in a pre-construction meeting prior to issuance of a grading permit. Any change in the construction team shall be reported to the Building and Safety Department in a timely manner.
25. It is the responsibility of the applicant and/or his or her representatives to report to the City any changes related to any aspects of the construction prior to undertaking the changes.

#### ENGINEERING/PUBLIC WORKS DEPARTMENT CONDITIONS

#### 26. PRIOR TO PERMITTING (GRADING, BUILDING, ENCROACHMENT, ETC)

##### A. General

- 26.01 All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California, and submitted to the City Engineer for review and approval.
- 26.02 Applicant shall pay a Transportation Impact Fees (TIF) to the Building and Safety Department in the amount of \$2,440 prior to the issuance of the Certificate of Occupancy.
- 26.03 All existing street and property monuments within or abutting this project site shall be preserved. If during construction of onsite or offsite improvements monuments are damaged or destroyed, the applicant shall retain a licensed land surveyor or civil engineer to reset those monuments per City's Standards and file the necessary information with the County Recorder's office.
- 26.04 Detailed on-site utility information shall be shown on the grading plan, which includes, but is not limited to, backflow prevention devices, exact location of laterals water meter size and location, invert elevations and grades for all gravity lines. The grading plan will not be approved by the Engineering Department until this detailed utility information is included on the plans.
- 26.05 Grading Plan shall show location(s) of all Oak trees within the vicinity of the site. Applicant shall adhere to all requirements pertaining to Oak trees as outlined in the City's Oak Tree Consultant's Conditions of Approval.

- 26.06 Submit a soils/geology report to the project engineer for review and approval in accordance with Government Code, Section 66434.5 as required by the City Engineer.
- 26.07 Other Agency Permit/Approval: Prior to issuance of permits from the Engineering Department, this project will require a permit from the following agencies:
- Los Angeles County Health Department (Provide written documentation showing septic system approval).
  - Las Virgenes Municipal Water District.
- 26.08 Building Permits shall not be issued until all graded areas (including building pad) have been certified for compaction and elevation, to the City's satisfaction. Contact Engineering Department @ 818.597.7322 for approved City certification forms.
- 26.09 Provide a preliminary title report not older than 30 days.
- 26.10 All grading shall conform to City's Grading Ordinance, Chapter 33 of the Uniform Building Code.
- 26.11 Vacate the following street or easement: 20-foot Slope Easement along property frontage.
- 26.12 Any/all work affecting existing easements (i.e.: LVMWD, SCE, etc.) shall require written documentation confirming the respective utility purveyor's approval. This requirement shall be completed prior to constructing any work that affects said easements.

B. Public Improvements

- 26.13 The applicant shall improve Balkins Drive along property line to provide for a minimum of 20-foot paved width, and a 3-foot inverted shoulder, as recommended by a State-licensed Civil Engineer to ensure runoff is maintained within the roadway. The roadway sections shall be 4" asphalt concrete minimum on top of 6" crushed aggregate base, unless otherwise recommended by the geotechnical and/or civil engineer. Improvements shall be reviewed and approved by the Fire Department, and then the City Engineer.
- 26.14 This property is within the LVMWD service area. Applicant shall make arrangements with LVMWD for those services and provide the City with proof that all LVMWD fees have been paid.

C. Sewer

- 26.15 No sewer line is available for direct connection. Applicant shall obtain DHS approval for septic system prior to grading permit issuance, and shall provide written documentation to City showing DHS approval.

D. Water

- 26.16 All water facilities shall be designed to comply with all LVMWD requirements. Final plans must be reviewed and approved by LVMWD and City.

E. Drainage/Hydrology

- 26.17 A hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California, in accordance with the Los Angeles County Hydrology Manual is required. Additional drainage facilities or portions of the site/grading plan may need to be altered as a result of the findings of this study.

F. Stormwater Quality (NPDES)

- 26.18 Prior to the approval of the Grading Plan and issuance of Grading Permits, an Erosion and Sediment Control Plan (ESCP) shall be submitted to and approved by the **Engineering Department**. The Erosion and Sediment Control Plan shall specifically identify the Best Management Practices (BMPs) that will be implemented on this project, during construction, to reduce the discharge of sediment and other pollutants into the City's storm drain system. Said plan shall ensure, among other things, that the following minimum requirements are effectively implemented at all construction sites:

1. Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
2. Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to the streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;
3. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site;
4. Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs such as the limiting of grading scheduled during the wet season; inspecting



graded areas during rain events; planting and maintenance of vegetation on slopes; and covering erosion susceptible slopes.

26.19 Prior to the approval of the Grading Plan and issuance of Grading Permits, a completed Standard Urban Stormwater Mitigation Plan (SUSMP) shall be submitted to and approved by the Engineering Department. The SUSMP shall be prepared per the Los Angeles County Standard Urban Stormwater Mitigation Plan (SUSMP) design guidelines. SUSMP shall identify, among other things, all Post-Construction, Site Design, Source Control and Treatment Control Best Management Practices (BMPs) that will be incorporated into the development project in order to minimize the adverse effects on receiving waters.

27. PRIOR TO CERTIFICATE OF OCCUPANCY

27.01 All remaining fees/ deposits required by the Engineering Department must be paid in full.

27.02 All requirements including construction of improvements covered in Section 2, must be completed to the satisfaction of the City Engineer.

27.03 The Applicant's Engineer shall submit a set of **MYLAR**, Record (as-built) Drawings, for off-site improvements, to accurately reflect the constructed improvements. This set of Record Drawings reflecting all change orders during construction, must be submitted to the City via City's inspection prior to scheduling of final inspection for acceptance of the improvements. *Please note that no final inspection will be scheduled and subsequently no release of securities, posted for the project if any, will take place unless **MYLAR**, Record (As-built) Drawings, satisfactory to the City, are submitted.*

27.04 The applicant shall *record a covenant for continued stormwater maintenance, using City-approved forms*, with the Los Angeles County. An electronic copy of this document is available on the City's website: [www.agoura-hills.ca.us](http://www.agoura-hills.ca.us).

27.05 Other Conditions: Upon receiving Title Report, if conflicts/issues arise regarding recorded documents over property, applicant shall take all measures necessary, as directed by City Engineer, to resolve said conflicts/issues. All items listed are to be complied with to the satisfaction of the City Engineer in accordance with the applicable provisions of the Agoura Hills Municipal Code.

## BUILDING AND SAFETY

28. The City Building Code requires all new residences to be protected by a residential fire sprinkler system. Plans for required system shall be approved by the Fire Department prior to the issuance of Building Permits for the residence. Fire Sprinklers are required per Section 904.2.9 of the Agoura Hills Building Code.
29. The City Building Code requires that a minimum setback of structure to toe of slope per Agoura Hills Building Code, Section 1806.5.3 shall be demonstrated. Minimum setback from a descending slope is  $H/2$ , ( $1/2$  the vertical height of the slope, including portions not on property), or provide the equivalent protection determined by the soils engineer. This deviation will need to be verified by the City Soils Engineer and approved by the Building Official.
30. Exterior elements and materials must be in compliance with all Fire Zone 4 requirements, Agoura Hills Building Code, Section 6402.1.
31. Dual pane windows shall be utilized as required for Fire Zone 4 compliance.
32. Projects shall demonstrate the use of Class-A roofing material.
33. Preliminary and final site plan and construction plan shall show location of A/C condensing units or other HVAC equipment located on or around structure.
34. Building Permits shall not be issued until grading is approved and City Fire District and all other Departments' requirements have been satisfied.

## OAK TREE AND LANDSCAPING CONDITIONS

### Oak Trees

35. The applicant is permitted to remove Oak Tree A to construct the project as proposed.
36. To mitigate the loss of Oak Tree A, the applicant shall plant the following replacement oak trees within the site:
  - a. At least four (4) *Quercus agrifolia* (Coast Live Oak)
  - b. At least two (2) of the four trees must have a minimum size of twenty-four inch (24" box
  - c. At least one (1) of the four trees must have a minimum size of thirty-six inch (36" box

37. To mitigate for the loss of the eighteen (18) Oak trees that have produced stump sprouts, the applicant shall plant three (3) additional twenty-four inch (24") box size Oak trees within the site.
38. The applicant is permitted to encroach on Oak Trees Number 1, 2, 9, 11 and 12 to construct the project as shown on the approved plans.
39. All other Oak trees shall be preserved in place with no direct impacts.
40. The planting locations, species and quality of all mitigation Oak trees are subject to the approval of the City Oak Tree Consultant.
41. The mitigation Oak trees shall be maintained in perpetuity. Should any of the mitigation Oak trees decline or die, they shall be replaced in accordance with the provisions of the Oak Tree Preservation and Protection Guidelines.
42. Prior to the start of any work or mobilization at the site, each Oak tree to be preserved shall be fenced at the edge of the protected zone or at the approved work limits, in accordance with Article IX, Appendix A, Section V.C.1.1. The City Oak Tree Consultant shall approve the fencing locations.
43. The applicant shall provide a minimum of forty-eight (48) hours notice to the City Oak Tree Consultant prior to the start approved work within the protected zone of an Oak tree.
44. No grading, scarifying or other soil disturbance shall be permitted within the portion of the protected zone of any oak tree not directly impacted by the project construction per the approved plans.
45. No vehicles, equipment, materials, spoil or other items shall be used or placed within the protected zone of any Oak tree at any time, except as specifically required to complete the approved work. All approved excavation performed within the protected zone of any Oak tree shall be performed with hand tools under the direct supervision of the applicant's Oak tree consultant
46. Prior to occupancy, each Oak tree shall be mulched throughout the dripline with three inches (3") of approved organic matter.
47. Any fertilization of the Oak trees should be based on actual soil tests from the site. Fertilization is generally not necessary unless serious deficiencies are evident in the leaves.
48. 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 or preserve the health of the subject Oak tree at that time.
49. 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.

50. No irrigation or planting shall be installed within the dripline of any existing or new Oak tree unless specifically approved by the City Oak Tree Consultant.
51. 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.
52. 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

53. Prior to the approval of building permits, the applicant shall submit three (3) sets of landscape plans meeting the following requirements, subject to review by the City Landscape Consultant and approval by the Director of Planning and Community Development.
  - 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
54. The Planting Plan shall indicate the botanical name and size of each plant.
55. Plant symbols shall depict the size of the plants at maturity.
56. Plant container sizes and/or spacing shall be provided. Minimum sizes shall be acceptable to the City Landscape Consultant and the Director.
57. The Irrigation Plan shall be provided separate from but utilizing the same format as the Planting Plan.
58. 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.
59. The Irrigation Plan shall be concise and accurate and shall include the manufacturer, model, size, demand, radius, and location of the following, as appropriate:
- h. Design and static pressures
  - i. Point of connection
  - j. Backflow protection
  - k. Valves, piping, controllers, heads, quick couplers
  - l. Gallon requirements for each valve
60. 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.
61. 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

62. 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.
63. The final landscape plan shall generally conform to the Planting Plan prepared by L. Newman Design Group, Inc. dated May 7, 2008.
64. Where coastal sage scrub vegetation was cleared from the site, California native plants and non-native weeds and grasses are currently re-sprouting in these areas. If, at the time of issuance of a building permit, fifty percent (50%) coverage with California native coastal sage scrub vegetation is achieved within these areas, no further action is required other than the continued protection of these plants. However, if fifty percent (50%) coverage has not been achieved, the applicant shall be required to hydroseed the disturbed area with an approved mix of California native shrubs, grasses and forbs. This planting must then be monitored for a period of two years following planting.

FIRE DEPARTMENT CONDITIONS

65. The applicant shall comply with all conditions of the Los Angeles County Fire District prior to the issuance of a building permit.

SOLID WASTE MANAGEMENT STANDARD CONDITIONS

66. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused, or recycled, the applicant shall submit a "Waste Reduction & Recycling Plan" to the City for review and approval. The plan shall provide for at least 50% of the waste generated on the project to be diverted from the landfill. Plans shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The plan shall be submitted to and approved by the Department of Planning and Community Development prior to issuance of a building permit. The plan shall include the following information: material type to be recycled, reused, salvaged, or disposed; estimated quantities to be processed, management method used, and destination of material including the hauler name and facility location. The City's Waste Reduction & Recycling Plan form or a similar format shall be used.
67. The project shall comply with the plan and provide for the collection, recycling, and/or reuse of materials (i.e. concrete, wood, metal, cardboard, green waste, etc.) and document results during demolition and/or construction of the proposed project. After completion of demolition and/or construction, the applicant shall complete a Waste Reduction & Recycling Summary Report and provide legible copies of weight tickets, receipts, invoices or letters of verification for materials sent to disposal or reuse/recycling facilities. For other discarded or salvaged materials, the applicant shall provide documentation, on the disposal facility's letterhead,

identifying where the materials were taken, type of materials, and tons or cubic yards disposed, recycled or reused and the project generating the discarded materials. The Waste Reduction & Recycling Summary Report shall be submitted and approved prior to issuance of a certificate of occupancy, or final inspection if issuance of a certificate of occupancy is not applicable.

68. The applicant shall arrange for materials collection during construction, demolition, and occupancy with a City permitted hauling company, or shall arrange for self-hauling to an authorized facility.

#### SPECIAL CONDITIONS

69. All proposed retaining walls shall consist of split-faced block or other decorative materials, subject to review and approval by the Director of Planning and Community Development.
70. No portion of the residence shall exceed thirty-five (35) feet in height.

END



**CONDITIONAL USE PERMIT CASE NO. 07-CUP-011  
AND OAK TREE PERMIT NO. 07-OTP-020**

**FOR THE PROPERTY LOCATED AT  
28340 BALKINS DRIVE, AGOURA HILLS**

**EXHIBIT A**

**LETTER FROM OLD AGOURA  
HOMEOWNERS ASSOCIATION**



DATE: May 28, 2008  
RE: 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: 07-CUP-011, 07-OTP-020 (Bardai, Nevin)

Description

The plans show a 4,133 sq. ft. residence with a 1,157 sq. ft. attached garage, for a total of 5,290 sq. ft. on a 1.08 acre hillside lot, with several mature oak trees.

Comment

This project has very attractive design elements and the vocabulary of the architecture is appropriate to the neighborhood.

This is an oak-encrusted hillside and the applicant has made every attempt to design the project around the trees, resulting in the loss of only one oak, though encroaching into the protected space of others.

In letters to the Planning Department dated September 26 and October 15, 2007, we questioned the overall size of the project as it related to the carrying capacity of such a very steep 1.08 acre lot. It has always been our opinion that the land, its slope and contours should dictate the size of any structure.

The latest plans show a reduction of 724 sq.ft. in the overall size of the project for a current total of 5,290 sq. ft., with the garage being reduced by 100 sq.ft. and the house by 614 sq.ft. Most significantly, there is a change in the massing at the front of the garage, to create a gentler stepping of the roof line away from the street. Due to the severe slope, whatever is built on the lot risks looming over Balkins.

It is good to see a multi-level design that attempts to step back up the hillside; as stated in previous letters, the intensive cuts that will be required because of the very severe slope also mean the extensive use of many retaining walls and the replacing of hill with house.

Thank you for the opportunity to comment.



**CONDITIONAL USE PERMIT CASE NO. 07-CUP-011  
AND OAK TREE PERMIT NO. 07-OTP-020**

**FOR THE PROPERTY LOCATED AT  
28340 BALKINS DRIVE, AGOURA HILLS**

**EXHIBIT B**

**SQUARE FOOTAGE ANALYSIS MAP**





**CONDITIONAL USE PERMIT CASE NO. 07-CUP-011  
AND OAK TREE PERMIT NO. 07-OTP-020**

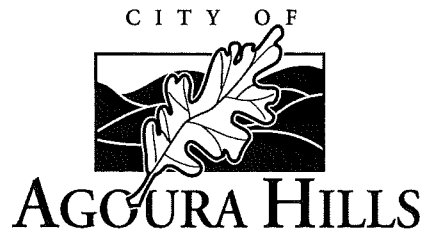
**FOR THE PROPERTY LOCATED AT  
28340 BALKINS DRIVE, AGOURA HILLS**

**EXHIBIT C**

**OAK TREE IMPACT ANALYSIS TABLE**

## BARDAI - OAK TREE IMPACT ANALYSIS

Tree #	Trunk Diameter (inches)				Protected Zone (sq ft)	Impact			Total Impact			Health	Comments	
	Trunk 1	Trunk 2	Trunk 3	Trunk 4		None	Remove	Encroach	Inches	Roots	%			
1	18	16			34	1,353			X	0	200	15%	C	15% root zone; 9% canopy for stairs and wall
2	15	14	12		41	1,538			X	0	70	5%	B	Pad encroachment
3	5	4	3		12	707	X			0	0	0%	B	
4	3	2	2		7	707	X			0	0	0%	C	
5	6	4	4		14	707	X			0	0	0%	B	
6	19	16			35	1,924	X			0	0	0%	C	
7	15	10	6		31	990	X			0	0	0%	B	
8	12				12	731	X			0	0	0%	C	
9	13	8	8		29	908			X	0	20	2%	C	Retaining wall encroachment
10	15				15	792	X			0	0	0%	C	
11	13	9	4		26	842			X	0	170	20%	B	Wall and v-ditch
12	11				11	731			X	0	20	3%	C	Building
13	12				12	779	X			0	0	0%	C	
14	13				13	719	X			0	0	0%	C	
15	7	6	3		16	707	X			0	0	0%	D	
16	6				6	707	X			0	0	0%	D	
17	36				36	2,619	X			0	0	0%	B	
18	30				30	2,552	X			0	0	0%	B	
A	1	1	1	1	4	707		X		4	707	100%	B	Within footprint
<b>Totals</b>	250				384	20,718	13	1	5	4	1,187	6%		



**CONDITIONAL USE PERMIT CASE NO. 07-CUP-011  
AND OAK TREE PERMIT NO. 07-OTP-020**

**FOR THE PROPERTY LOCATED AT  
28340 BALKINS DRIVE, AGOURA HILLS**

**EXHIBIT D**

**COLOR RENDERINGS OF THE RESIDENCE**





NORTH ELEVATION



SOUTH ELEVATION

\* SEE COLOR BOARD FOR COLOR SELECTIONS

SCALE 1/4" = 1'-0"

PROJECT	
NO. 1000	
DATE	
DRAWN BY	
CHECKED BY	
APPROVED BY	
DATE	
SHEET NO.	
TOTAL SHEETS	
PROJECT NO.	
CLIENT	
ADDRESS	
CITY	
STATE	
ZIP	
PHONE	
FAX	
E-MAIL	
WEBSITE	
PROJECT DESCRIPTION	
ARCHITECT	
DATE	
SCALE	
SHEET NO.	
TOTAL SHEETS	
PROJECT NO.	
CLIENT	
ADDRESS	
CITY	
STATE	
ZIP	
PHONE	
FAX	
E-MAIL	
WEBSITE	

NOT FOR CONSTRUCTION

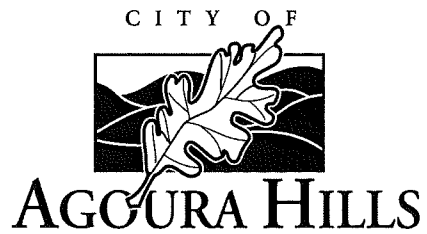
BARDAI RESIDENCE

28346 BALDWIN DRIVE  
 ADELPHI HILLS, CA 91301  
 APN 40066-021-044  
 818-999-8800

EXTERIOR ELEVATIONS

A5.5





**CONDITIONAL USE PERMIT CASE NO. 07-CUP-011  
AND OAK TREE PERMIT NO. 07-OTP-020**

**FOR THE PROPERTY LOCATED AT  
28340 BALKINS DRIVE, AGOURA HILLS**

**EXHIBIT E**

**REDUCED COPIES OF PLANS**

# BARDAI RESIDENCE

## 28340 BALKINS DRIVE AGOURA HILLS, CA 91301

NEVIN BARDAI  
2216 La Granada Drive  
Thousand Oaks, CA 91362  
(805) 557-0777

### VICINITY MAP



### CONSULTANTS

ARCHITECT: SHAW-WHITE ARCHITECTURE, INC.  
2216 LA GRANADA DRIVE  
THOUSAND OAKS, CA 91362  
OWNER: NEVIN BARDAI  
15000 GARDEN VIEW AVENUE  
SUITE 100  
CANYON BLVD  
AGOURA HILLS, CA 91301  
STRUCTURAL ENGINEER:  
DR. MORTON L. GOLDSTEIN  
15000 GARDEN VIEW AVENUE  
SUITE 100  
CANYON BLVD  
AGOURA HILLS, CA 91301  
LANDSCAPE ARCHITECT:  
DAVID L. BAKER  
15000 GARDEN VIEW AVENUE  
SUITE 100  
CANYON BLVD  
AGOURA HILLS, CA 91301  
SOILS ENGINEER:  
GEOLOGICAL ENGINEERING, INC.  
20000 RIVERSIDE AVENUE  
SUITE 100  
VAN VALLEY, CA 94550  
PLOT PLAN ENGINEER:  
JAMES J. HAYES  
15000 GARDEN VIEW AVENUE  
SUITE 100  
CANYON BLVD  
AGOURA HILLS, CA 91301  
PLOT PLAN ENGINEER:  
JAMES J. HAYES  
15000 GARDEN VIEW AVENUE  
SUITE 100  
CANYON BLVD  
AGOURA HILLS, CA 91301

### PROJECT TABULATION

SQUARE FOOTAGE	0 SF
CALCULATION	272 SF
FIRST FLOOR	532 SF
SECOND FLOOR	413 SF
TOTAL LIVABLE	1385 SF
GARAGE	529 SF
GRAND TOTAL	529 SF
RATIO OF PERMITTED TO TOTAL LAND AREA: 3.7% BY FLOOR AREA	
RATIO OF PERMITTED TO BUILDING F.E.C.: 30.7% BY FLOOR AREA	
RATIO OF PERMITTED TO TOTAL LAND AREA: 4.0% BY FLOOR AREA	

### LEGAL DESCRIPTION

PARCELS OF PAVED MAP NO. 10868 IN THE CITY OF ANAHEIM HILLS COUNTY OF SAN DIEGO COUNTY, CALIFORNIA, BEING THE UNDIVIDED INTEREST IN ALL OR PART OF PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 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991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

### CODE ANALYSIS

APR: 288-01-04  
LOT SIZE: 46,877.88 SF (1.07 AC)  
SETBACKS: 10 FT FRONT, 10 FT SIDE, 10 FT REAR  
PROPOSED: 1.5  
BUILDING HEIGHT: 32' 0" STORIES  
PROPOSED: 32' 0" MAX (2 STORIES)  
ZONING: R-10A  
REQUIREMENTS:  
SETBACK: 25' 0"  
HEIGHT: 32' 0"  
AREA: 25' 0"  
PROPOSED: 1.5 (EXCEEDS BY 0.05) (1.55)  
PROPOSED: 1.5 (EXCEEDS BY 0.05) (1.55)

INDEX OF DRAWINGS

ARCHITECTURAL

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A-30	SECTION

NOT FOR CONSTRUCTION



SHEET 1 OF 1  
 PROJECT NO. 2014-1001  
 DATE: 10/21/14

SHEET 1 OF 1  
 PROJECT NO. 2014-1001  
 DATE: 10/21/14

DATE:	10/21/14
PROJECT NO.:	2014-1001
PROJECT NAME:	BARDAI RESIDENCE
CITY:	LOS ANGELES
CITY DISTRICT:	WESTWOOD
PROJECT ADDRESS:	28240 BALDING DRIVE ACQUA MILA, CA 91301
APN:	APN 488-011-044
OWNER:	KEVIN BARDAI
ARCHITECT:	NOMI/ARB
ENGINEER:	ARB

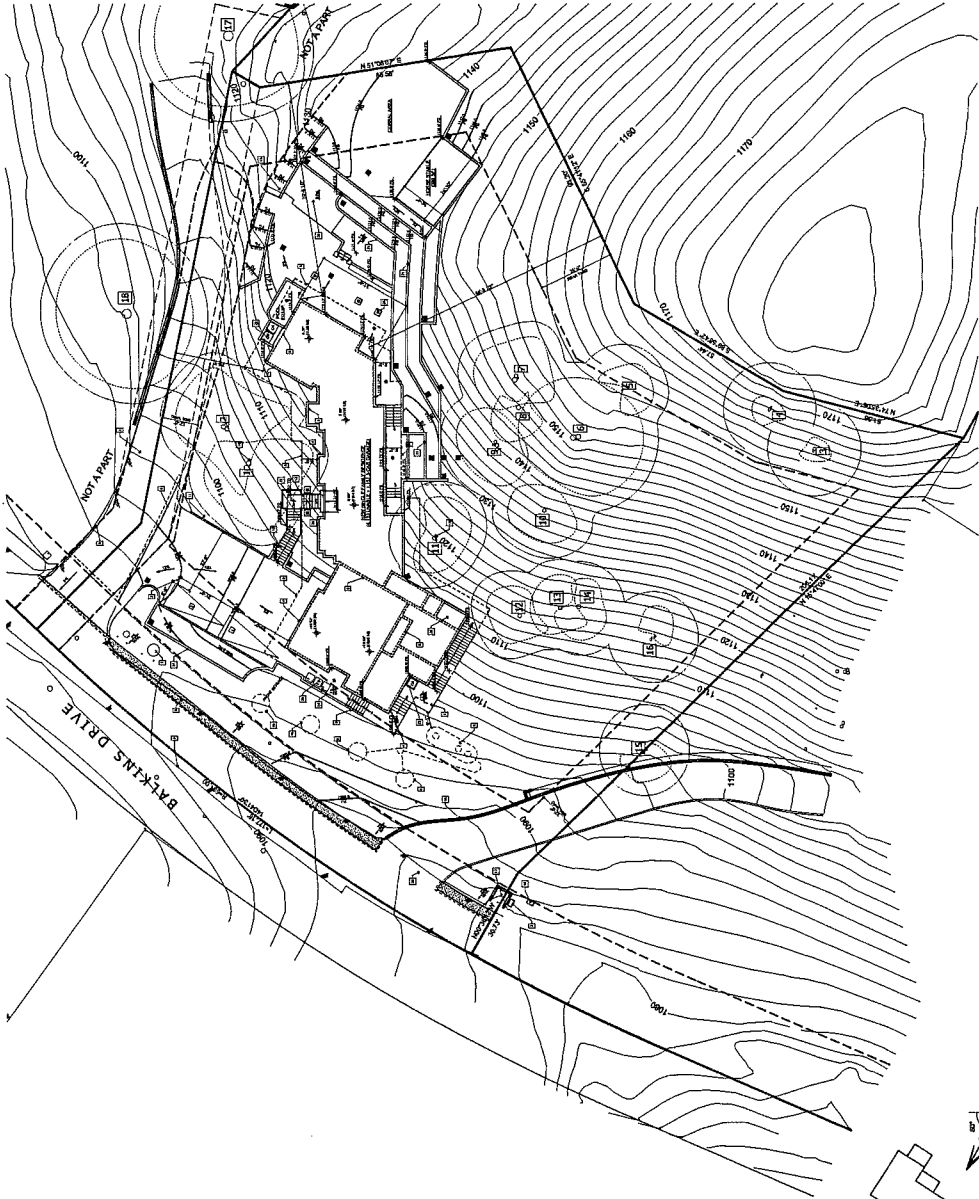
NOT FOR CONSTRUCTION



**BARDAI RESIDENCE**  
 28240 BALDING DRIVE  
 ACQUA MILA, CA 91301  
 APN 488-011-044  
 KEVIN BARDAI

SITE PLAN

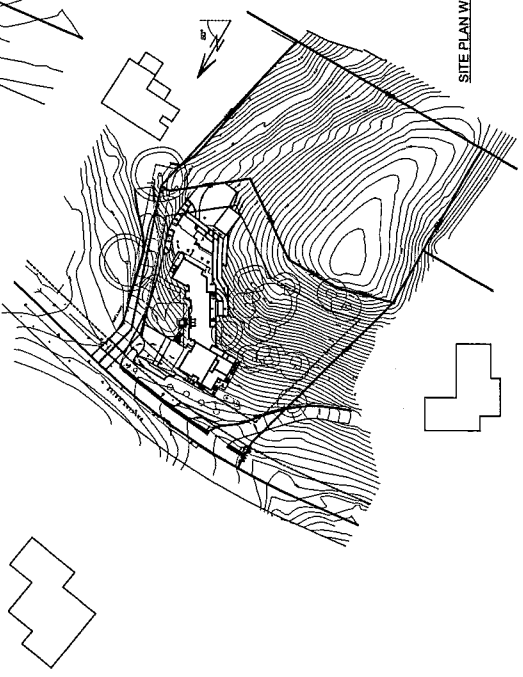
A1.1



SCALE: 1/8" = 1'-0"

- SITE PLAN NOTES**
1. EXISTING DRIVEWAY FOR LANDSCAPE PLAN
  2. EXISTING DRIVEWAY FOR LANDSCAPE PLAN
  3. EXISTING DRIVEWAY FOR LANDSCAPE PLAN
  4. EXISTING DRIVEWAY FOR LANDSCAPE PLAN
  5. EXISTING DRIVEWAY FOR LANDSCAPE PLAN
  6. EXISTING DRIVEWAY FOR LANDSCAPE PLAN
  7. EXISTING DRIVEWAY FOR LANDSCAPE PLAN
  8. EXISTING DRIVEWAY FOR LANDSCAPE PLAN
  9. EXISTING DRIVEWAY FOR LANDSCAPE PLAN
  10. EXISTING DRIVEWAY FOR LANDSCAPE PLAN
  11. EXISTING DRIVEWAY FOR LANDSCAPE PLAN
  12. EXISTING DRIVEWAY FOR LANDSCAPE PLAN
  13. EXISTING DRIVEWAY FOR LANDSCAPE PLAN
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  15. EXISTING DRIVEWAY FOR LANDSCAPE PLAN
  16. EXISTING DRIVEWAY FOR LANDSCAPE PLAN
  17. EXISTING DRIVEWAY FOR LANDSCAPE PLAN
  18. EXISTING DRIVEWAY FOR LANDSCAPE PLAN
  19. EXISTING DRIVEWAY FOR LANDSCAPE PLAN
  20. EXISTING DRIVEWAY FOR LANDSCAPE PLAN
  21. EXISTING DRIVEWAY FOR LANDSCAPE PLAN
  22. EXISTING DRIVEWAY FOR LANDSCAPE PLAN

SITE PLAN WITH ADJACENT STRUCTURES  
SCALE: 1" = 50'-0"







PROJECT NUMBER	
SHEET NUMBER	
CITY	
DATE	
PROJECT NAME	
CLIENT NAME	
PROJECT ADDRESS	
CITY	
STATE	
ZIP	

DAVID H. SORENSON, REGISTERED PROFESSIONAL ARCHITECT, LICENSE NO. 35604, 11401 18TH AVENUE, SUITE 100, SAN DIEGO, CALIFORNIA 92130. TELEPHONE: (619) 551-1414. FAX: (619) 551-1415. WWW: DAVIDHSORENSON.COM. I AM NOT PROVIDING THIS DOCUMENT AS A FINAL DESIGN OR CONSTRUCTION DOCUMENT. THIS DOCUMENT IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDING. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONTRACTS AND AGREEMENTS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS AND APPROVALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND DOCUMENTATION.

NOT FOR CONSTRUCTION



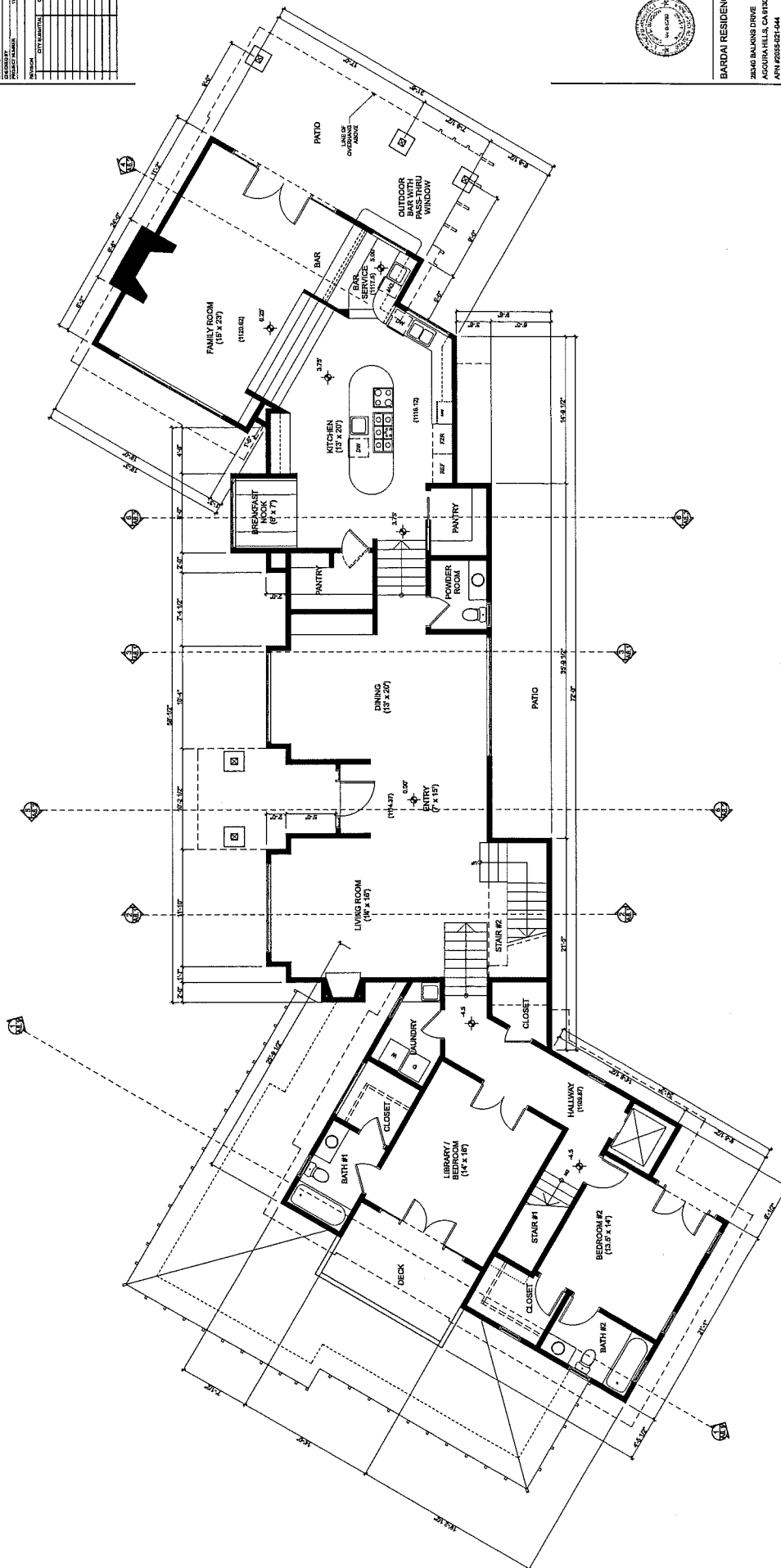
BARDAI RESIDENCE  
 26140 PALMERS DRIVE  
 ACQUITA HILLS, CA 91201  
 APN 92055-021-044  
 HOUSING BOARD



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

FIRST FLOOR PLAN

A2.2



10/01/17  
ADDYH  
FINNELL

DRAWN BY: FINNELL  
CHECKED BY: ADDYH  
DATE: 10/01/17

PROJECT NAME: BARDOL RESIDENCE  
CITY: SAN ANTONIO, TEXAS  
COUNTY: BEXAR

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	10/01/17
2	ISSUED FOR CONSTRUCTION	10/01/17
3	REVISED PERMITS	10/01/17
4	REVISED CONSTRUCTION	10/01/17
5	REVISED PERMITS	10/01/17
6	REVISED CONSTRUCTION	10/01/17
7	REVISED PERMITS	10/01/17
8	REVISED CONSTRUCTION	10/01/17
9	REVISED PERMITS	10/01/17
10	REVISED CONSTRUCTION	10/01/17
11	REVISED PERMITS	10/01/17
12	REVISED CONSTRUCTION	10/01/17
13	REVISED PERMITS	10/01/17
14	REVISED CONSTRUCTION	10/01/17
15	REVISED PERMITS	10/01/17
16	REVISED CONSTRUCTION	10/01/17
17	REVISED PERMITS	10/01/17
18	REVISED CONSTRUCTION	10/01/17
19	REVISED PERMITS	10/01/17
20	REVISED CONSTRUCTION	10/01/17

NOT FOR CONSTRUCTION



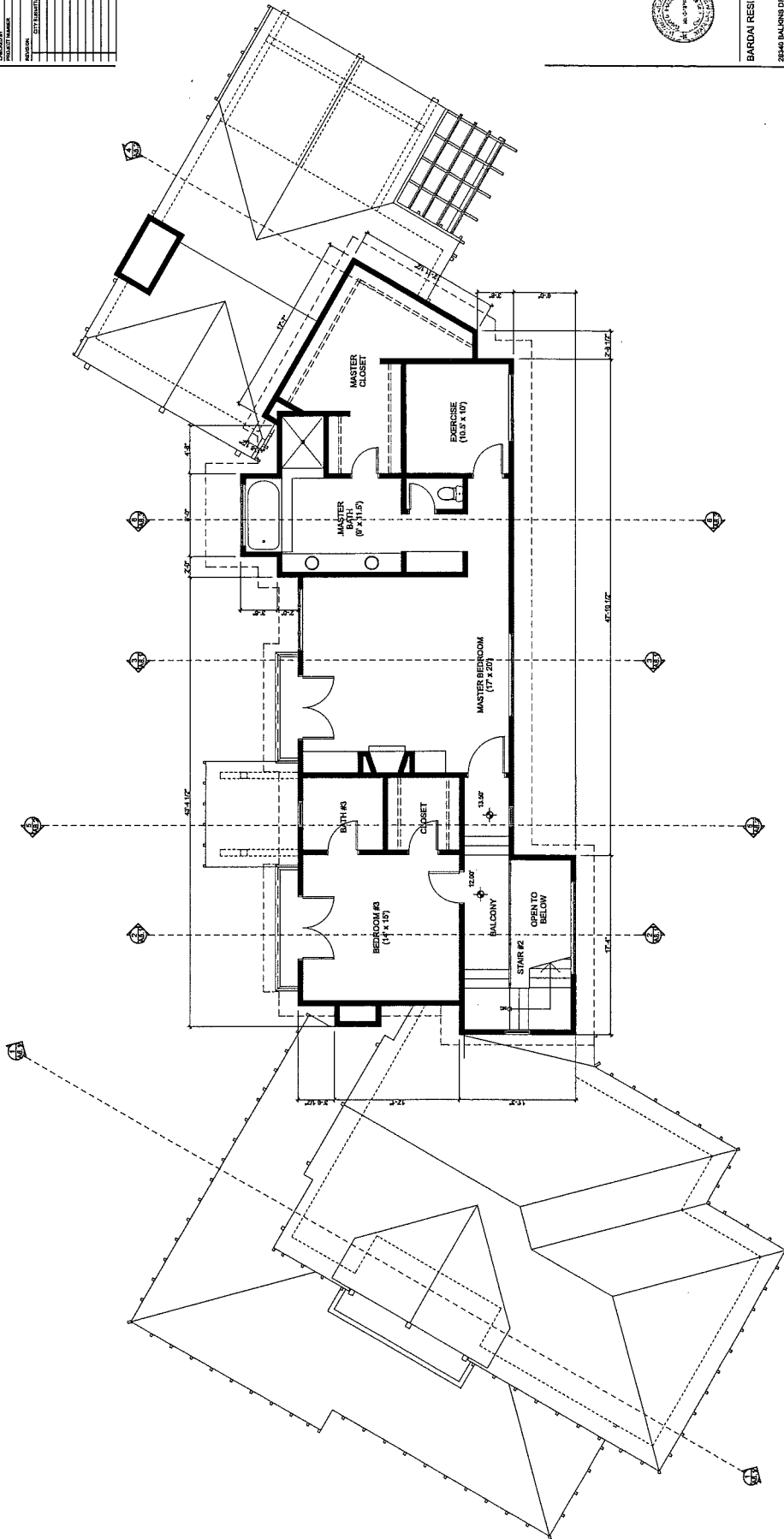
BARDOL RESIDENCE  
28340 BALDING DRIVE  
ACQUORA HILLS, CA 91301  
APN #086621-044  
NOVEMBER 2017

SECOND FLOOR  
PLAN

A2.3



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



1. HONOLULU  
 2. HAWAII  
 3. HONOLULU

**DATE:** 01/14/15

**PROJECT:** BARDOL RESIDENCE

**CLIENT:** BARBARA & JOHN BARDOL

**ARCHITECT:** MICHAEL SHIBATA ARCHITECTS

**NO.:** 15-000000

**DESCRIPTION:** ROOF PLAN

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

**SHEET NO.:** A2.4

NOT FOR CONSTRUCTION

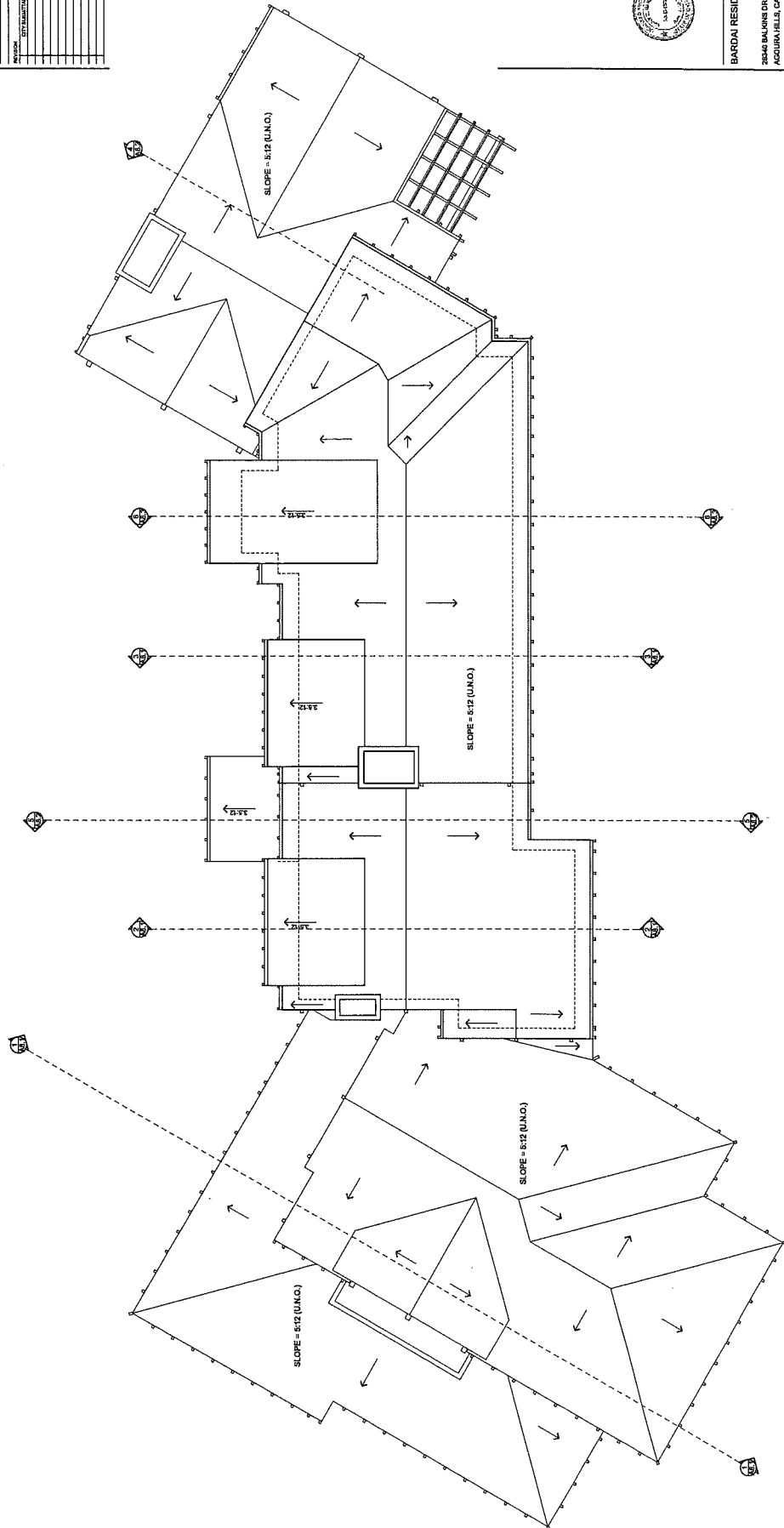


**BARDOL RESIDENCE**  
 28140 BALUNING DRIVE  
 AUCUBA HILLS, CA 91301  
 APN #085021-044  
 HONOLULU, HI



ROOF PLAN

A2.4



OWNER	COLLIER
PROJECT NAME	INDOYI
PROJECT NUMBER	INDOYI
CITY	INDOYI
DATE	08.11.2020
DESIGNED BY	INDOYI
DRAWN BY	INDOYI
CHECKED BY	INDOYI
APPROVED BY	INDOYI

INDOYI ARCHITECTS INC. #102  
 1705 S. 10TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 TEL: (303) 733-1444  
 WWW.INDOYI.COM

**MATERIALS KEY**

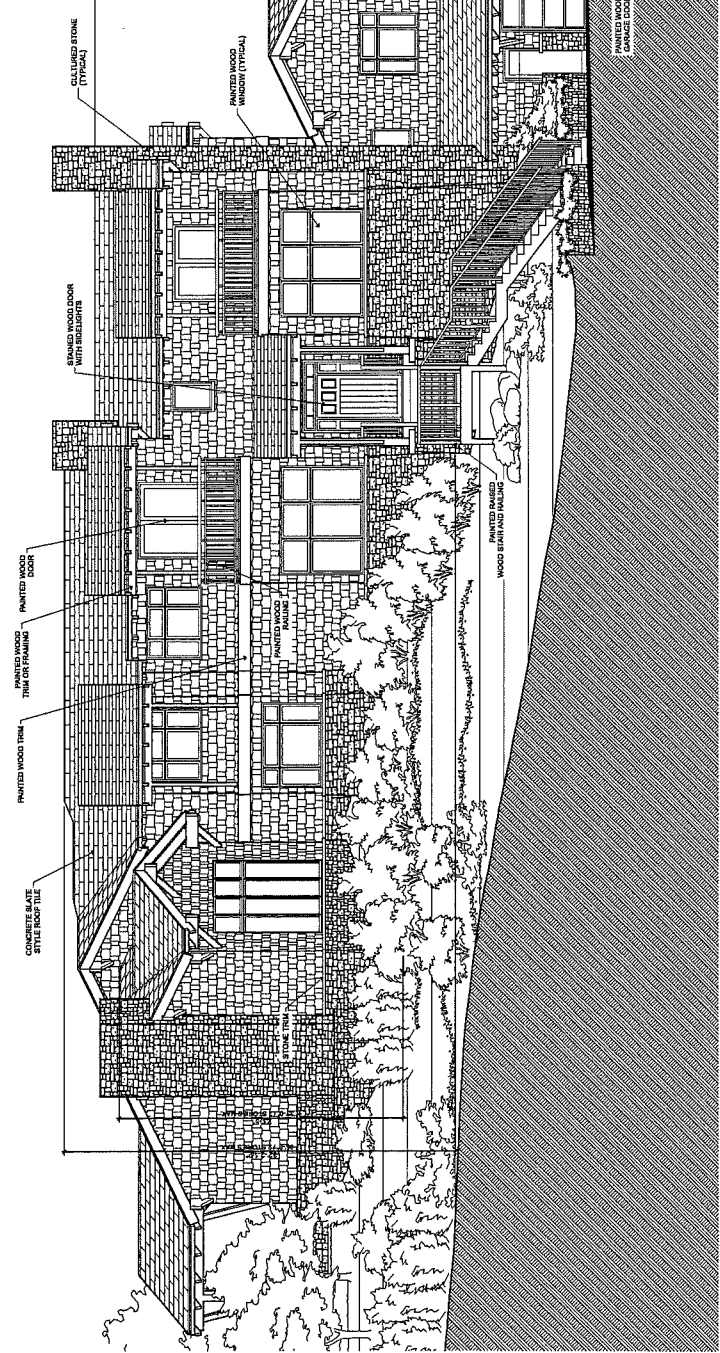
**CEDAR SHINGLES**  
 Manufacturer: Cedar Valley  
 Color: "Shingle Blend"  
 Color: "Cypress Shingle Blend"

**WOOD TRIM**  
 Color: "Dark Espresso Stain" (TYPICAL)  
 Color: "Dark Espresso Stain" (TYPICAL)

**CULTURED STONE**  
 Manufacturer: Cultured Stone  
 Color: "Cobblestone"

**CONCRETE ROOF TILE**  
 Manufacturer: "Midwest Roof Tile"  
 Color: "Midwest Brown Concrete #2" and "Midwest Charcoal Gray #2"

**FRONT DOOR:**  
 Color: "Dark Espresso Stain" (TYPICAL)



**BARDAI RESIDENCE**  
 28340 BALAJINS DRIVE  
 AGOURA HILLS, CA 91301  
 APN #2295-021-044  
 INDYI ARCHITECTS

**NORTHEAST ELEVATION**

**EXTERIOR ELEVATIONS**

**A5.1**

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

**\*SEE COLOR BOARD FOR COLOR SELECTIONS**

NOT FOR CONSTRUCTION






 00011/RT  
 0000/VI  
 0000/II

26.1.1 ADDRESS AND USE  
 26.1.1.1 ADDRESS AND USE  
 26.1.1.2 ADDRESS AND USE  
 26.1.1.3 ADDRESS AND USE

26.1.2 PROJECT INFORMATION  
 26.1.2.1 PROJECT INFORMATION  
 26.1.2.2 PROJECT INFORMATION  
 26.1.2.3 PROJECT INFORMATION

DATE	02/22/2024
PROJECT NAME	BARDAI RESIDENCE
CITY	ACQUORA HILLS, CA
CITY CLERK	
APN	02558223-044
PROJECT NO.	
SCALE	1/4" = 1'-0"

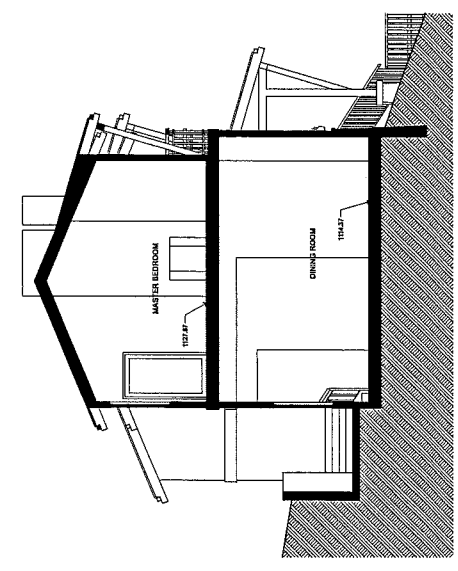
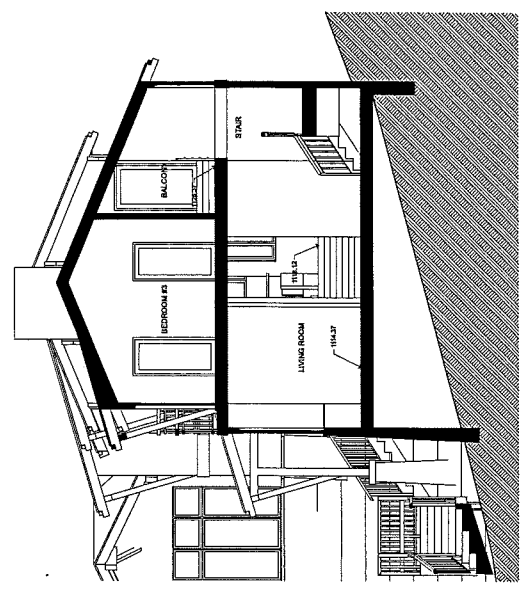
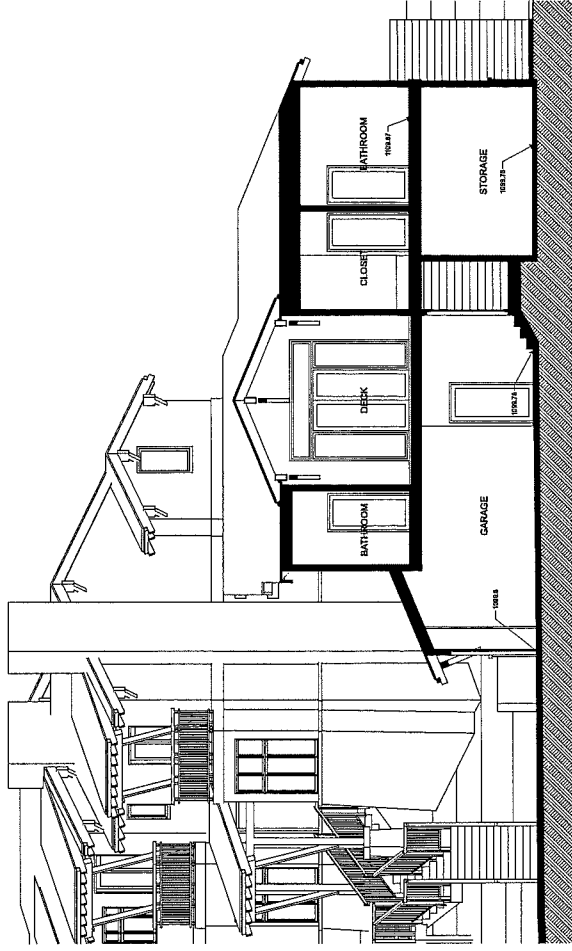
NOT FOR CONSTRUCTION



BARDAI RESIDENCE  
 26340 BALDWIN DRIVE  
 ACQUORA HILLS, CA 91301  
 APN 02558223-044  
 NOV 2024

SECTIONS

A8.1

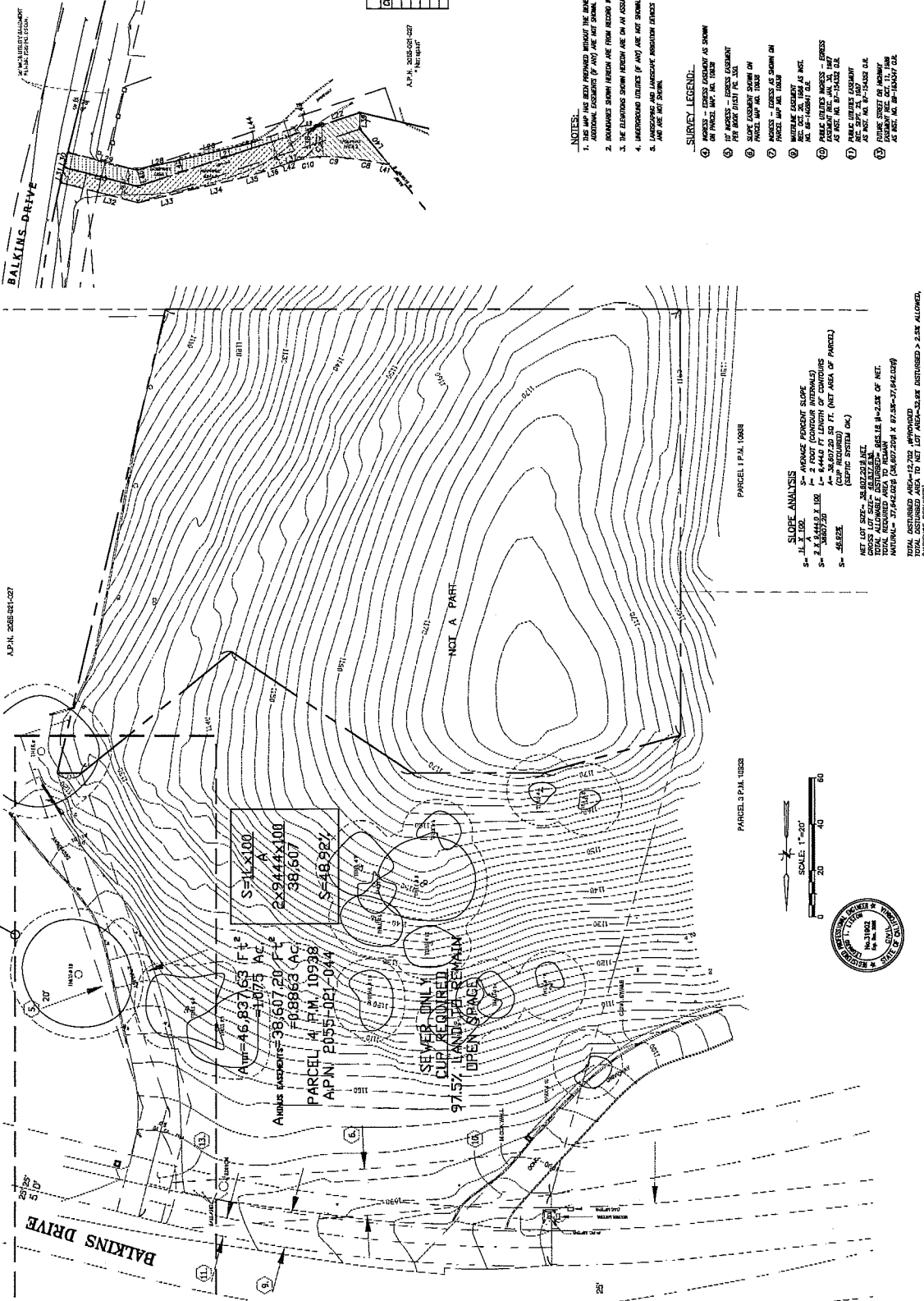


SCALE 1/4" = 1'-0"





SEE EASEMENT EXHIBIT HEREON



APN: 265E-01-027  
 A.P.N. 265E-01-027  
 A.P.N. 265E-01-027  
 A.P.N. 265E-01-027

LINE NUMBER	BEARING	LENGTH
L1	S 71° 12' 00" E	10.00
L2	S 71° 12' 00" E	10.00
L3	S 71° 12' 00" E	10.00
L4	S 71° 12' 00" E	10.00
L5	S 71° 12' 00" E	10.00
L6	S 71° 12' 00" E	10.00
L7	S 71° 12' 00" E	10.00
L8	S 71° 12' 00" E	10.00
L9	S 71° 12' 00" E	10.00
L10	S 71° 12' 00" E	10.00
L11	S 71° 12' 00" E	10.00
L12	S 71° 12' 00" E	10.00
L13	S 71° 12' 00" E	10.00
L14	S 71° 12' 00" E	10.00
L15	S 71° 12' 00" E	10.00
L16	S 71° 12' 00" E	10.00
L17	S 71° 12' 00" E	10.00
L18	S 71° 12' 00" E	10.00
L19	S 71° 12' 00" E	10.00
L20	S 71° 12' 00" E	10.00
L21	S 71° 12' 00" E	10.00
L22	S 71° 12' 00" E	10.00
L23	S 71° 12' 00" E	10.00
L24	S 71° 12' 00" E	10.00
L25	S 71° 12' 00" E	10.00
L26	S 71° 12' 00" E	10.00
L27	S 71° 12' 00" E	10.00
L28	S 71° 12' 00" E	10.00
L29	S 71° 12' 00" E	10.00
L30	S 71° 12' 00" E	10.00

CURVE LENGTH	RADIUS	DELTA
C1	12.50	270.00
C2	12.50	270.00
C3	12.50	270.00
C4	12.50	270.00
C5	12.50	270.00
C6	12.50	270.00
C7	12.50	270.00
C8	12.50	270.00
C9	12.50	270.00
C10	12.50	270.00
C11	12.50	270.00
C12	12.50	270.00
C13	12.50	270.00
C14	12.50	270.00
C15	12.50	270.00
C16	12.50	270.00
C17	12.50	270.00
C18	12.50	270.00
C19	12.50	270.00
C20	12.50	270.00
C21	12.50	270.00
C22	12.50	270.00
C23	12.50	270.00
C24	12.50	270.00
C25	12.50	270.00
C26	12.50	270.00
C27	12.50	270.00
C28	12.50	270.00
C29	12.50	270.00
C30	12.50	270.00

- NOTES:
1. THIS MAP HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE REPORT.
  2. DIMENSIONS SHOWN HEREON ARE FROM RECORD INFORMATION.
  3. THE ELEVATIONS SHOWN HEREON ARE ON AN ASSUMED DATUM.
  4. UNDESIRABLE UTILITIES IF ANY ARE NOT SHOWN.
  5. LANDSCAPING AND LANDSCAPE ARCHITECTURE SERVICES MUST BE DONE BY THE PROPERTY OWNER AND ARE NOT SHOWN.

- SURVEY LEGEND:
- ① BORDERS - CROSS EASEMENT AS SHOWN ON PARCEL MAP, MAP 1088
  - ② 15' BORDERS - CROSS EASEMENT PER BAY DISTRICT FC 330
  - ③ SLOPE EASEMENT SHOWN ON PARCEL MAP AND 1088
  - ④ BORDERS - CROSS AS SHOWN ON PARCEL MAP AND 1088
  - ⑤ UNDEVELOPED EASEMENT
  - ⑥ PUBLIC UTILITIES CROSS - CROSS EASEMENT AS SHOWN ON PARCEL MAP AND 1088
  - ⑦ AS NOTED ON 15-14-03 O&A
  - ⑧ AS NOTED ON 15-14-03 O&A
  - ⑨ AS NOTED ON 15-14-03 O&A
  - ⑩ AS NOTED ON 15-14-03 O&A
  - ⑪ AS NOTED ON 15-14-03 O&A
  - ⑫ AS NOTED ON 15-14-03 O&A
  - ⑬ AS NOTED ON 15-14-03 O&A
  - ⑭ AS NOTED ON 15-14-03 O&A
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  - ㊹ AS NOTED ON 15-14-03 O&A
  - ㊺ AS NOTED ON 15-14-03 O&A

SLOPE ANALYSIS  
 S = 1%  
 L = 100 FT  
 R = 100 FT  
 A = 38,607.20 SQ FT (NET AREA OF PARCEL)  
 S = 25.83%  
 (SLOPE SYSTEM OK)

NET LOT SIZE - 38,607.20 SQ FT  
 GROSS LOT SIZE OF ADJACENT PARCELS - 40,000.00 SQ FT  
 TOTAL ACQUIRED AREA TO REMAIN - 37,646.00 SQ FT (38,607.20 SQ FT - 37,646.00 SQ FT)  
 TOTAL ACQUIRED AREA TO REMAIN - 37,646.00 SQ FT (38,607.20 SQ FT - 37,646.00 SQ FT)  
 (EVIDENCE REQUIRED)

PREPARED BY  
**JJ ENGINEERING GROUP, INC.**  
 PROJECT ENGINEER  
 DATE

CITY OF AGOURA HILLS APPROVAL  
 CITY OF AGOURA HILLS  
 PROJECT NO. \_\_\_\_\_

TOPOGRAPHIC SURVEY  
 28540 BALKINS DR.  
 AGOURA HILLS, CA. 91301  
 SHEET 2 OF 4

DESCRIPTION OF CHANGE

DATE

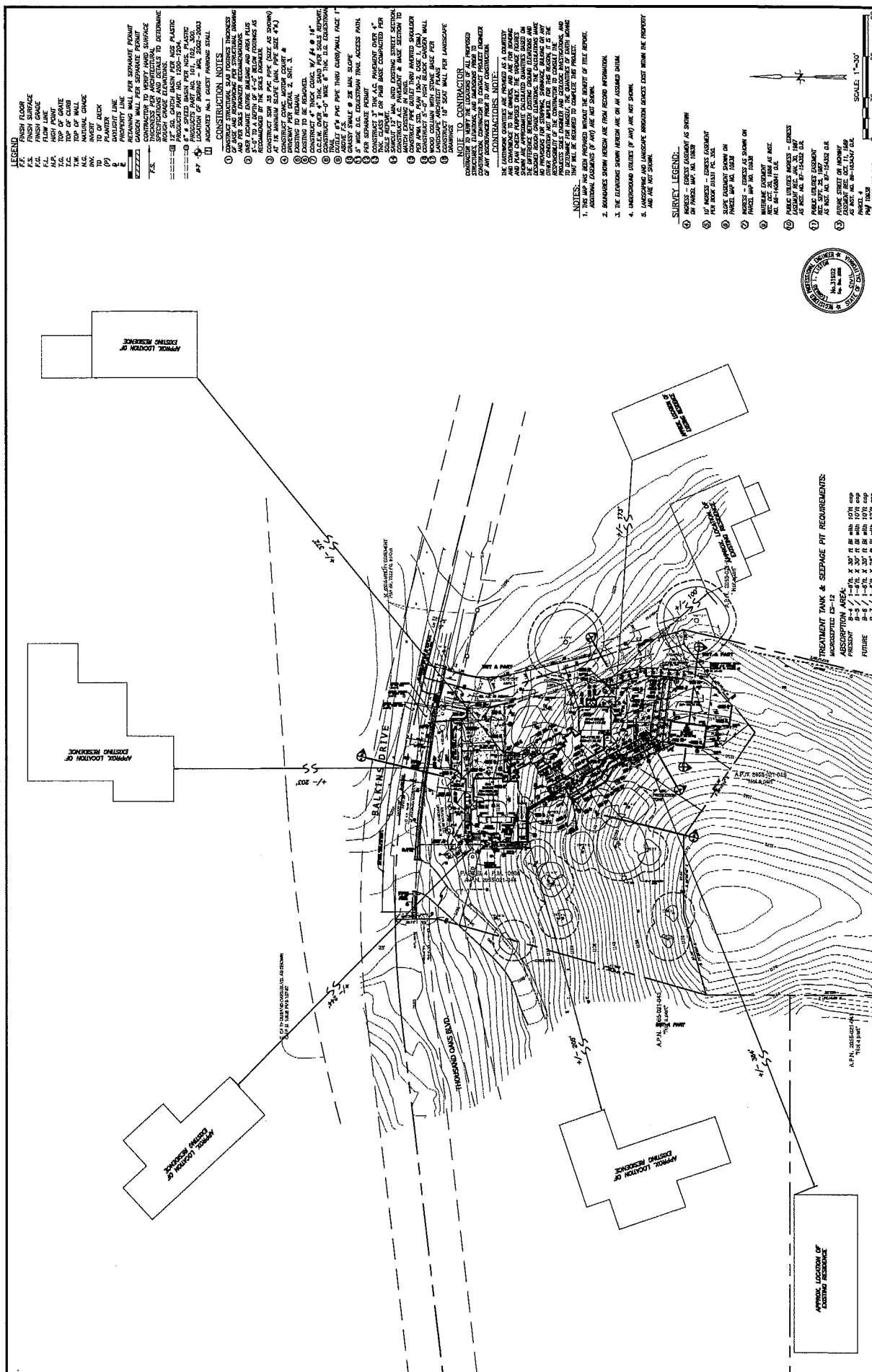
DATE

DATE

DATE

DATE





**LEGEND**

F.S. FINISH FLOOR  
 F.E. FINISH GRADE  
 F.P. FINISH PAINT  
 A.P. ASH PAVEMENT  
 T.C. TOP OF CURB  
 T.W. TOP OF WALL  
 M.C. NATURAL GRADE  
 T.O. TO OF GROUND  
 T.D. TO OF DRAIN  
 P. PLANTER  
 P.L. PROPOSED LINE  
 R.P. RETAINING WALL PER SEPARATE PERMIT  
 C. CONCRETE  
 S. SAND  
 G. GRAVEL  
 F. FILL  
 P. PAVEMENT  
 T. TOP OF CURB  
 W. WALL  
 M. NATURAL GRADE  
 G. GROUND  
 D. DRAIN  
 P. PLANTER  
 L. LINE  
 R. RETAINING WALL PER SEPARATE PERMIT  
 C. CONCRETE  
 S. SAND  
 G. GRAVEL  
 F. FILL  
 P. PAVEMENT  
 T. TOP OF CURB  
 W. WALL  
 M. NATURAL GRADE  
 G. GROUND  
 D. DRAIN  
 P. PLANTER  
 L. LINE  
 R. RETAINING WALL PER SEPARATE PERMIT

**CONSTRUCTION NOTES**

1. CONTRACTOR TO VERIFY HAND SURFACE TO DETERMINE EXISTING GRADE.
2. CONTRACTOR TO VERIFY HAND SURFACE TO DETERMINE EXISTING GRADE.
3. CONTRACTOR TO VERIFY HAND SURFACE TO DETERMINE EXISTING GRADE.
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20. CONTRACTOR TO VERIFY HAND SURFACE TO DETERMINE EXISTING GRADE.

**NOTES**

1. THIS MAP HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE SURVEY.
2. BOUNDARIES SHOWN HEREON ARE FROM RECORD INFORMATION.
3. THE ELEVATIONS SHOWN HEREON ARE ON AN ASSUMED DATUM.
4. UNDESIGNED UTILITIES IF ANY ARE NOT SHOWN.
5. LANDSCAPING AND LANDSCAPE PROTECTION OBJECTS EXIST WITHIN THE PROPERTY AND ARE NOT SHOWN.

**SURVEY LEGEND**

- ① PROPOSED - EXCESS EASEMENT AS SHOWN ON PLANS, MAP NO. 1028
- ② EXISTING - EXCESS EASEMENT
- ③ EXISTING - EXCESS EASEMENT ON PLANS, MAP NO. 1028
- ④ PROPOSED - EXCESS AS SHOWN ON PLANS, MAP NO. 1028
- ⑤ EXISTING - EXCESS AS SHOWN ON PLANS, MAP NO. 1028
- ⑥ EXISTING - EXCESS AS SHOWN ON PLANS, MAP NO. 1028
- ⑦ EXISTING - EXCESS AS SHOWN ON PLANS, MAP NO. 1028
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- ⑰ EXISTING - EXCESS AS SHOWN ON PLANS, MAP NO. 1028
- ⑱ EXISTING - EXCESS AS SHOWN ON PLANS, MAP NO. 1028
- ⑲ EXISTING - EXCESS AS SHOWN ON PLANS, MAP NO. 1028
- ⑳ EXISTING - EXCESS AS SHOWN ON PLANS, MAP NO. 1028

**TREATMENT TANK & SEWAGE PIT REQUIREMENTS:**

MONOSUMPTION AREA:  
 1-15' x 30' ft. min. 107ft. deep  
 2-15' x 30' ft. min. 107ft. deep  
 3-15' x 30' ft. min. 107ft. deep  
 4-15' x 30' ft. min. 107ft. deep  
 5-15' x 30' ft. min. 107ft. deep  
 6-15' x 30' ft. min. 107ft. deep  
 7-15' x 30' ft. min. 107ft. deep  
 8-15' x 30' ft. min. 107ft. deep  
 9-15' x 30' ft. min. 107ft. deep  
 10-15' x 30' ft. min. 107ft. deep  
 11-15' x 30' ft. min. 107ft. deep  
 12-15' x 30' ft. min. 107ft. deep  
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 16-15' x 30' ft. min. 107ft. deep  
 17-15' x 30' ft. min. 107ft. deep  
 18-15' x 30' ft. min. 107ft. deep  
 19-15' x 30' ft. min. 107ft. deep  
 20-15' x 30' ft. min. 107ft. deep

**CITY OF ASAGOURA HILLS APPROVAL**

PREPARED BY: **LC ENGINEERING GROUP, INC.**  
 PROJECT ENGINEER: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**APPROX. LOCATION OF EXISTING RESIDENCE**

**APPROX. LOCATION OF EXISTING RESIDENCE**

**APPROX. LOCATION OF EXISTING RESIDENCE**

**APPROX. LOCATION OF EXISTING RESIDENCE**

**GRADING AND DRAINAGE PLAN**

APN 2055-021-044 BAIKINS DR.  
 AGOURA HILLS, CA. 91301

PROJECT NO. \_\_\_\_\_ SHEET 3A OF 4

**CITY OF ASAGOURA HILLS ENGINEERING**

SCALE: 1"=30'

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

**APPROX. LOCATION OF EXISTING RESIDENCE**

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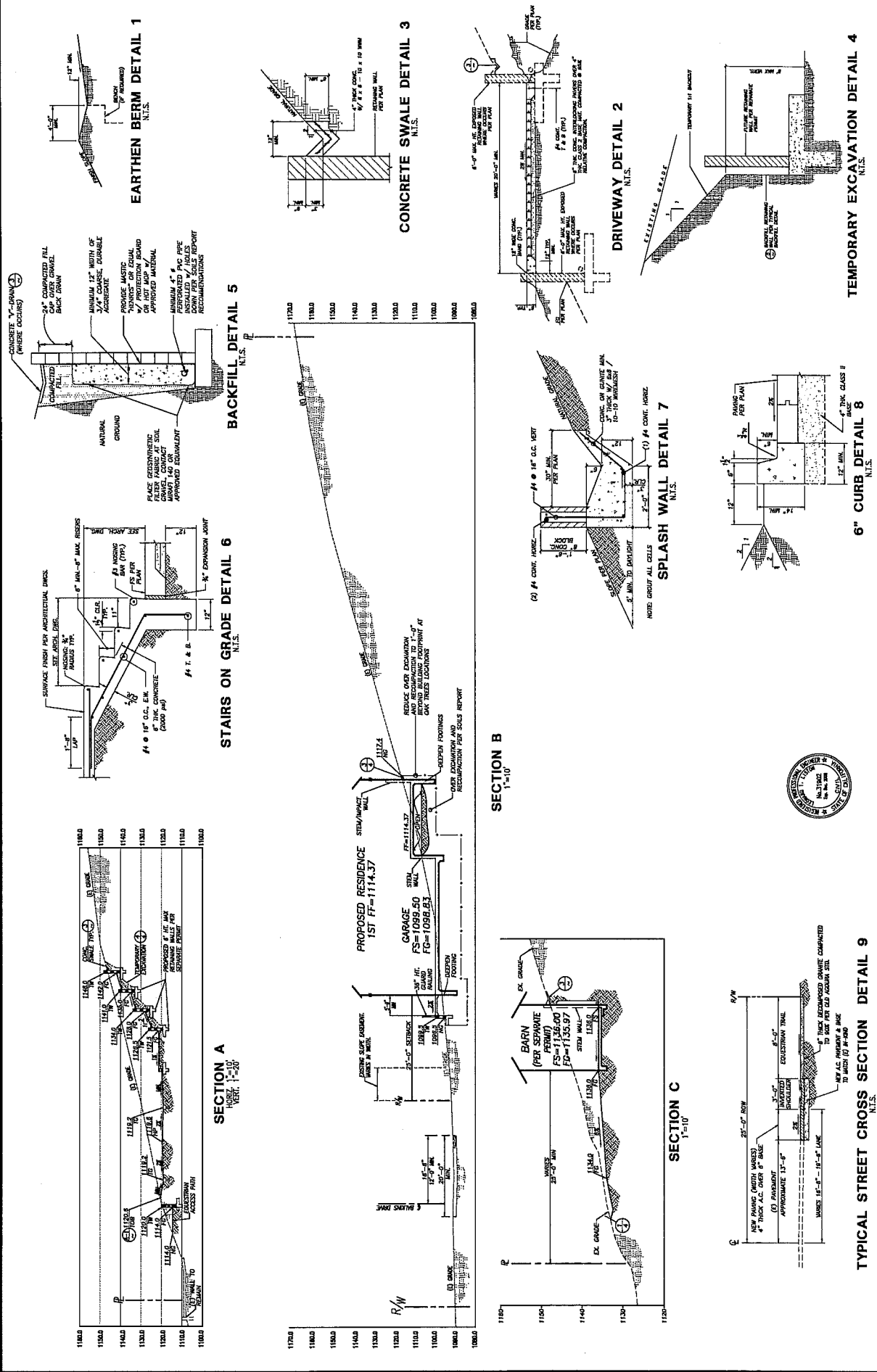
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**APPROX. LOCATION OF EXISTING RESIDENCE**



**DETAILS & CROSS SECTIONS**  
28340 BALKINS DR.  
AGOURA HILLS, CA. 91301

**AGOURA HILLS**  
CITY OF AGOURA HILLS APPROVAL

PROJECT NO. \_\_\_\_\_ SHEET 4 OF 4

REV	SYMBOL	DESCRIPTION OF CHANGE	DATE	BY	CHECKED

PREPARED BY: JAC ENGINEERING GROUP INC.  
PROJECT ENGINEERS: \_\_\_\_\_

**TYPICAL STREET CROSS SECTION DETAIL 9**  
N.T.S.

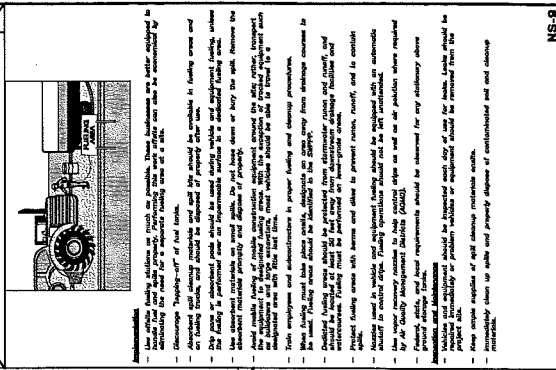
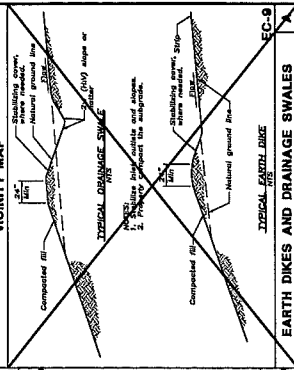
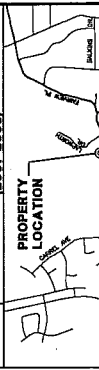
**CITY OF AGOURA HILLS**  
AGOURA HILLS ENGINEERING GROUP INC.  
AGOURA HILLS, CA



**INDEX OF SHEETS**

SHT. 1	EROSION CONTROL COVER SHEET
SHT. 2	EROSION CONTROL PLAN
SHT. 3	EROSION CONTROL ATTACHMENTS

[2007-2008]



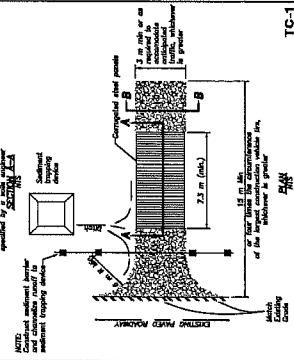
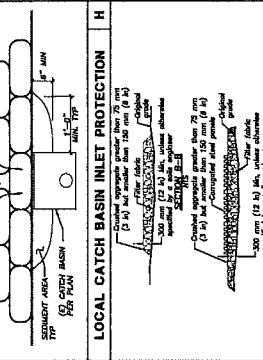
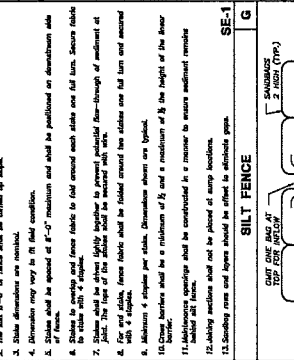
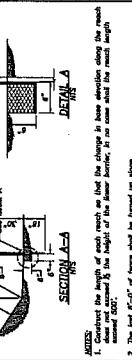
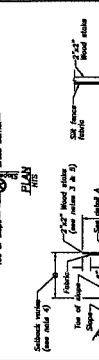
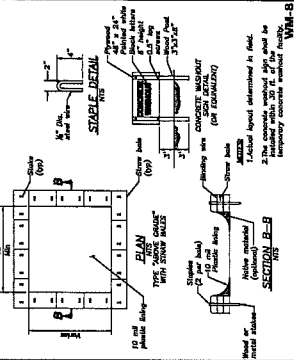
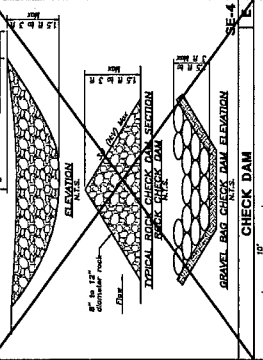
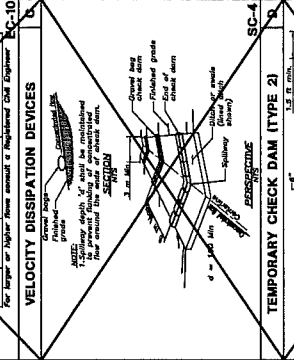
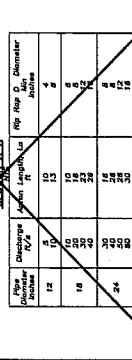
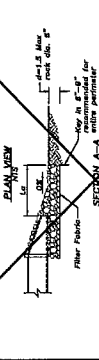
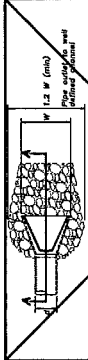
**VEHICLE/EQUIPMENT FUELING**

**WET WEATHER EROSION CONTROL PLAN COVER SHEET**

28340 BALKINS DR.  
AGOURA HILLS, CA. 91301

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

**SHEET 1** OF 3



**ADDITIONAL GENERAL NOTES**

- Temporary erosion control measures shall be installed prior to and maintained throughout the construction process.
- When the construction process is completed, all erosion control measures shall be removed and the site shall be restored to its original condition.
- When the construction process is completed, all erosion control measures shall be removed and the site shall be restored to its original condition.
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**LOCAL STORMWATER POLLUTION PREVENTION PLAN (LOCAL SWPPP) WET WEATHER EROSION CONTROL PLAN (WETCCP)**

1. USE OF EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.

2. WHEN THE CONSTRUCTION PROCESS IS COMPLETED, ALL EROSION CONTROL MEASURES SHALL BE REMOVED AND THE SITE SHALL BE RESTORED TO ITS ORIGINAL CONDITION.

3. WHEN THE CONSTRUCTION PROCESS IS COMPLETED, ALL EROSION CONTROL MEASURES SHALL BE REMOVED AND THE SITE SHALL BE RESTORED TO ITS ORIGINAL CONDITION.

4. WHEN THE CONSTRUCTION PROCESS IS COMPLETED, ALL EROSION CONTROL MEASURES SHALL BE REMOVED AND THE SITE SHALL BE RESTORED TO ITS ORIGINAL CONDITION.

**LOCAL STORMWATER POLLUTION PREVENTION PLAN (LOCAL SWPPP) WET WEATHER EROSION CONTROL PLAN (WETCCP)**

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**LOCAL STORMWATER POLLUTION PREVENTION PLAN (LOCAL SWPPP) WET WEATHER EROSION CONTROL PLAN (WETCCP)**

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**LOCAL STORMWATER POLLUTION PREVENTION PLAN (LOCAL SWPPP) WET WEATHER EROSION CONTROL PLAN (WETCCP)**

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**LOCAL STORMWATER POLLUTION PREVENTION PLAN (LOCAL SWPPP) WET WEATHER EROSION CONTROL PLAN (WETCCP)**

17. WHEN THE CONSTRUCTION PROCESS IS COMPLETED, ALL EROSION CONTROL MEASURES SHALL BE REMOVED AND THE SITE SHALL BE RESTORED TO ITS ORIGINAL CONDITION.

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**LOCAL STORMWATER POLLUTION PREVENTION PLAN (LOCAL SWPPP) WET WEATHER EROSION CONTROL PLAN (WETCCP)**

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**WIND EROSION CONTROL**

**STABILIZED CONSTRUCTION ENTRANCE/EXIT**

**CONCRETE WASTE MANAGEMENT**

**VEHICLE/EQUIPMENT FUELING**

**WET WEATHER EROSION CONTROL PLAN COVER SHEET**

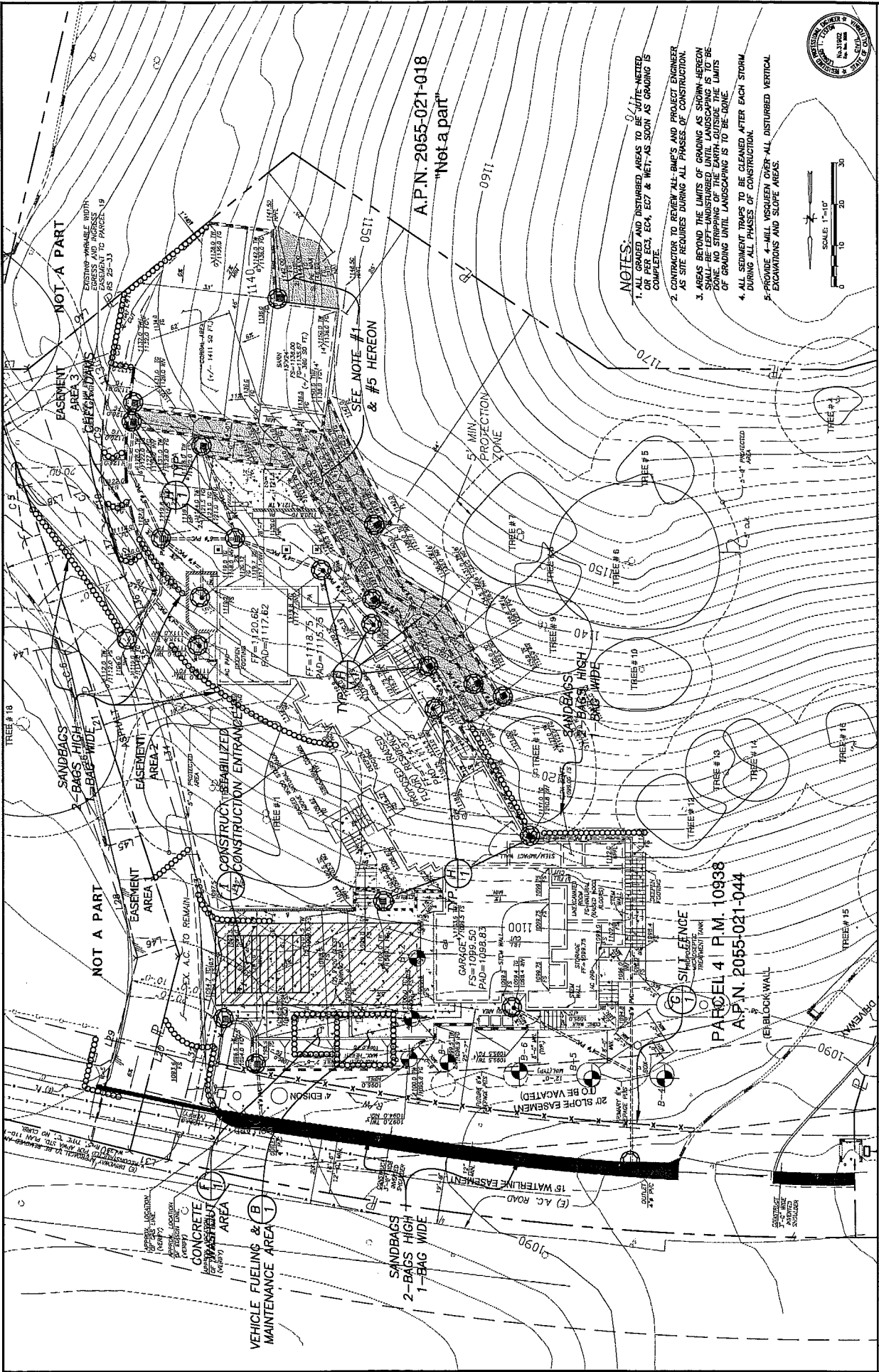
28340 BALKINS DR.  
AGOURA HILLS, CA. 91301

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

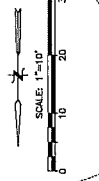
**SHEET 1** OF 3

**REVISIONS**

REV	SYMBOL	DESCRIPTION OF CHANGE	DATE	BY	DATE



- NOTES:**
1. ALL DISTURBED AREAS TO BE RE-VEGETATED OR PER E.C.A. E.C.T. & WET-AS SOON AS GRADING IS COMPLETE.
  2. CONTRACTOR TO VERIFY ALL DIMS AND PROJECT EASER AS SHOWN ON THIS PLAN.
  3. AREAS BEYOND THE LIMITS OF GRADING AS SHOWN-HEREON SHALL REMAIN UNDISTURBED. NO STRIPING OR MARKING IS TO BE DONE UNTIL LANDSCAPING IS TO BE DONE.
  4. ALL SEDIMENT TRAPS TO BE CLEANED AFTER EACH STORM DURING ALL PHASES OF CONSTRUCTION.
  5. PROVIDE 4" MILL VISQUEEN OVER ALL DISTURBED VERTICAL EXCAVATIONS AND SLOPE AREAS.



**WET WEATHER EROSION CONTROL PLAN**  
 26340 BALKINS DR.  
 AGOURA HILLS, CA. 91301  
 PROJECT NO. \_\_\_\_\_ SHEET 2 OF 3  
 CITY OF AGOURA HILLS D.M.G. NO. \_\_\_\_\_

CITY OF AGOURA HILLS APPROVAL

PREPARED BY:  
**LC ENGINEERING GROUP, INC.**  
 PROJECT ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

REV	SYMBOL	DESCRIPTION OF CHANGE	DATE

DEPARTMENT OF BUILDING AND SAFETY

STORMWATER CITY OF AGOURA HILLS LOCAL SWPPP PROGRAM EFFECTIVE AUGUST 3, 1999

- THIS MANUAL IS TO PROVIDE... PRIORITY PROJECTS... SITES OF GREATER THAN TWO ACRES...

- THE REQUIREMENTS TO IMPROVE... LOCAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP)...

WHEN PERSONS A LOCAL SWPPP... CERTIFICATION STATEMENT

- THE OWNER/DEVELOPER'S NAME, ADDRESS, PHONE NUMBER, AND CONTACT PERSON(S)...

GENERAL NOTES (ATTACHMENT 2) SELF INSPECTION TO ENSURE... SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE...

AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I HAVE READ... THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY SUPERVISION...

STORMWATER DEVELOPMENT CONSTRUCTION PROGRAM ON SITE SELF-INSPECTION CHECKLIST

TO BE ATTACHED TO THE LOCAL SWPPP

PROJECT ADDRESS: APR 2005-021-044 BALKINS DR.

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

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

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

- 1. HAS THERE BEEN AN ABSENCE OF RAIN SINCE THE BARRIERS, AND SILT FENCES (E.G., SANDBAGS, STRAW BALES, AND SILT FENCES) IN PLACE ACCORDANCE WITH THE LOCAL SWPPP AND WHEED AND ARE THEY FUNCTIONING PROPERLY?

INSPECTION LOG

THE SITE SHALL BE INSPECTED... CHECKLIST, INCIDENTS OF NON-COMPLIANCE MUST BE REPORTED TO THE ENGINEER.

Table with columns: DATE, INSPECTOR, TYPE OF INSPECTION (ROUTINE, PRE-STORM, POST-STORM), OBSERVATIONS

JOB ADDRESS: APR 2005-021-044 BALKINS 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 IN EFFECTIVE MINIMIZE THE NEGATIVE IMPACTS OF THE PROJECT...

PRINT NAME: \_\_\_\_\_ DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

LOCAL SWPPP BMP SELECTION WORKSHEET

Table with columns: BMP DESCRIPTION, WILL BMP BE USED? (YES/NO), COMMENTS

DEPARTMENT OF BUILDING AND SAFETY MINIMUM REQUIREMENTS FOR CONSTRUCTION PROJECTS/CERTIFICATION STATEMENT

- THE FOLLOWING IS INTENDED AS AN ATTACHMENT TO THE CONSTRUCTION/GRADING PERMIT... DEVELOPMENT CONSTRUCTION PROJECTS ARE DEFINED AS PROJECTS WHERE THERE IS LESS THAN TWO ACRES OF DISTURBED SOIL...

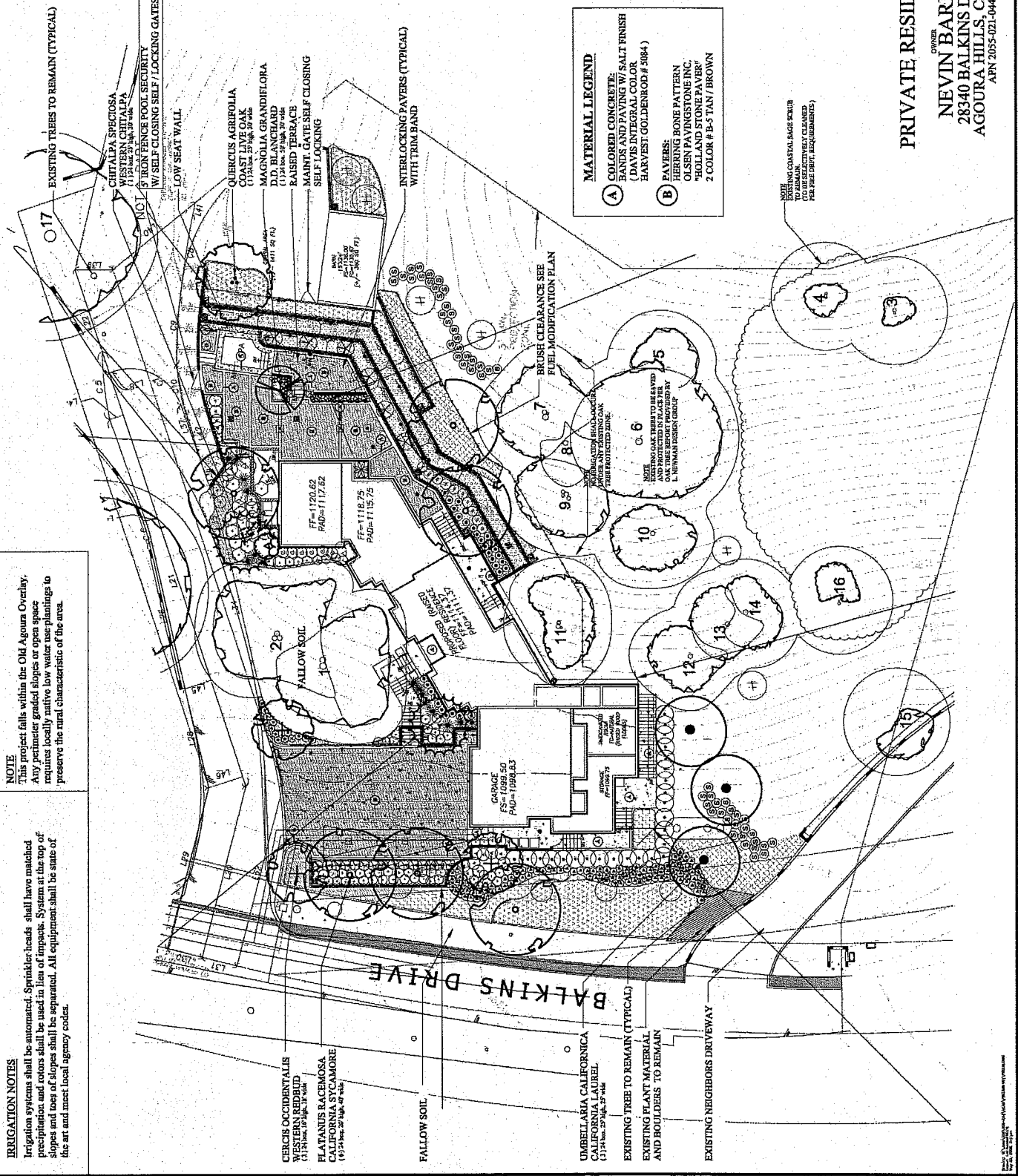


J.C. ENGINEERING GROUP, INC. REGISTERED ENGINEER NO. 31922 DATE \_\_\_\_\_

CITY OF AGOURA HILLS WET WEATHER EROSION CONTROL ATTACHMENTS 28340 BALKINS DR. SHEET 3 OF 3

**IRRIGATION NOTES**  
 Irrigation systems shall be automated. Sprinkler heads shall have matched precipitation and rotors shall be used in line of impacts. System at the top of slopes and trees or slopes shall be separated. All equipment shall be state of the art and meet local agency codes.

**NOTE**  
 This project falls within the Old Agoura Overlay. Any perimeter graded slopes or open space requires locally native low water use plantings to preserve the rural characteristic of the area.



**MATERIAL LEGEND**  
 (A) COLORED CONCRETE  
 FINISH: INTEGRAL COLOR  
 HARVEST: GOLDENROD # 5084  
 (B) PAVERS: BONE PATTERN  
 OLSEN PAVINGSTONE INC.  
 "HOLLAND STONE PAVEMENT"  
 2 COLOR # B-5 TAN / BROWN

**PLANT PALETTE**

**TREES**  
 REFER TO PLAN FOR CALL-OUTS AND SYMBOLS

**SHRUBS**

- ⊗ BUXUS JAPONICA (10) 12' tall, 3" high, 1" wide
- ⊗ CRANOTHUS GERANEUS HORIZONTALIS (40) 15' tall, 2" high, 1" wide
- ⊗ GERANIUM INCANUM (40) 15' tall, 2" high, 1" wide
- ⊗ HEMIGALLIA HYBRIDS (40) 15' tall, 2" high, 1" wide
- ⊗ HEDYSAURA ARBUTIFOLIA (40) 15' tall, 2" high, 1" wide
- ⊗ IRIS POLIOLASIANA (10) 12' tall, 1.5" wide, 1" c.c.
- ⊗ LAVANDULA SPECIES (10) 12' tall, 1.5" wide, 1" c.c.
- ⊗ LEGISTRUM JAPONICUM (10) 12' tall, 1.5" wide, 1" c.c.
- ⊗ MAHONIA AQUIFOLIUM (10) 12' tall, 1.5" wide, 1" c.c.
- ⊗ OSMORHIZA SPECIES (10) 12' tall, 1.5" wide, 1" c.c.
- ⊗ MYRTUS COANANIS (10) 12' tall, 1.5" wide, 1" c.c.
- ⊗ PHORADENDRUM SPECIES (10) 12' tall, 1.5" wide, 1" c.c.
- ⊗ PITTOSPORUM TORBIA (10) 12' tall, 1.5" wide, 1" c.c.
- ⊗ PITTOSPORUM TORBIA (10) 12' tall, 1.5" wide, 1" c.c.
- ⊗ VARIEGATA (10) 12' tall, 1.5" wide, 1" c.c.
- ⊗ PRUNUS CAROLINIANA (10) 12' tall, 1.5" wide, 1" c.c.
- ⊗ PRUNUS ILICIFOLIA LYONII (10) 12' tall, 1.5" wide, 1" c.c.
- ⊗ CATALINA CHERRY (10) 12' tall, 1.5" wide, 1" c.c.
- ⊗ RHAPHIOLEPIS CLARA (10) 12' tall, 1.5" wide, 1" c.c.
- ⊗ RHAPHIOLEPIS (10) 12' tall, 1.5" wide, 1" c.c.
- ⊗ ROSA (CARPET) RED-PINK (10) 12' tall, 1.5" wide, 1" c.c.
- ⊗ ROSA (CERBER) STANDARDS (10) 12' tall, 1.5" wide, 1" c.c.
- ⊗ SALVIA LEUCOPHYLLA (10) 12' tall, 1.5" wide, 1" c.c.
- ⊗ VIBURNUM JAPONICUM (10) 12' tall, 1.5" wide, 1" c.c.
- ⊗ VIBURNUM (10) 12' tall, 1.5" wide, 1" c.c.

**VINES**

- ⊗ FICUS PUMILA 'CREEPING FIG' (10) 12' tall, 1.5" wide, 1" c.c.
- ⊗ PACHYRHIZUS THICUSPDATA (10) 12' tall, 1.5" wide, 1" c.c.

**GROUNDCOVERS**

- ⊗ BACCHARIS PILULARIS 'TWIN PEAKS' (10) 12' tall, 1.5" wide, 1" c.c.
- ⊗ TRACHELOSPERMUM JASMINODES (10) 12' tall, 1.5" wide, 1" c.c.
- ⊗ STAR JASMINE (10) 12' tall, 1.5" wide, 1" c.c.
- ⊗ MYOPORDIA PACIFICUM (10) 12' tall, 1.5" wide, 1" c.c.

**MISC. PERENNIAL FLOWERS**

OWNER SELECTION

**PRELIMINARY LANDSCAPE PLAN**

DATE 01-07-08  
 REVISION 02-07-08  
 SCALE 1"=10'-0"  
 JOB# 2005-028  
 L. Newman Design Group, Inc.  
 28340 BALKINS DRIVE  
 AGOURA HILLS, CA 91301  
 APN 2055-021-044

**PRIVATE RESIDENCE**  
 NEVIN BARDAI  
 28340 BALKINS DRIVE  
 AGOURA HILLS, CA 91301  
 APR 2055-021-044



**CONDITIONAL USE PERMIT CASE NO. 07-CUP-011  
AND OAK TREE PERMIT NO. 07-OTP-020**

**FOR THE PROPERTY LOCATED AT  
28340 BALKINS DRIVE, AGOURA HILLS**

**EXHIBIT F**

**GEODYNAMICS LETTER OF  
RECOMMENDATION**

Date: September 19, 2007  
GDI #: 07.00103.0157

## CITY OF AGOURA HILLS - GEOTECHNICAL REVIEW SHEET

To: Renee Madrigal

Project Location: APN 2055-021-044, Balkins Drive, Agoura Hills, California.

Planning Case #: 07-CUP-011/07-OTP-020 (Bardai, Nevin)

Building & Safety #: None

Geotechnical Report: Calwest Geotechnical (2007), "Geotechnical Engineering Update Report and Change of Geotechnical Consultant, Balkins Drive, City of Agoura Hills, California", Project No. 4931, dated June 12, 2007.  
Mountain Geology, Inc. (2007), "Engineering Geologic Update Letter, Proposed Custom Single-Family Residential Development, APN 2055-021-044, Balkins Drive, City of Agoura Hills, California," Project No.: JH5255, dated August 8, 2007.

Plans: Dvoretzky, Bardovi, Bunnell Architects (2007), "Development Plan, Sheets A0.1, A1.1, A2.1-2.4, A5.1, A5.2 & A8.2," Scale: 1"=10', dated 8-9-2007.

Previous Reviews: None

### FINDINGS

Planning/Feasibility Issues

- Acceptable as Presented  
 Response Required

Geotechnical Report

- Acceptable as Presented  
 Response Required

### REMARKS

Calwest Geotechnical and Mountain Geology, Inc. (consultants) prepared Geotechnical Engineering and Engineering Geology Update Reports for the proposed residential development at the site located on the south side of Balkins Drive, west of Lapworth Drive, in the City of Agoura Hills, California. The proposed development includes the construction of a single-family residence with associated retaining walls and an on-site private sewage disposal system. The building pad will be created by excavating into the hillside and supporting the cut using a series of retaining walls. Private sewage disposal will utilize a septic tank discharging into a series of seepage pits to be located near the low point of the site at the northwest corner of the property.

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 a review of the submitted reports and plans, we recommend the Planning Commission consider approval Case No. 07-CUP-011/07-OTP-020 (Bardai, Nevin) from a geotechnical perspective. Report Review Comments should be addressed after reviewing development plans. 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 consultant should evaluate the potential for lateral surcharge on retaining walls due to adjacent footings and/or structures when foundation plans become available. Using the 1:1 criterion is not

acceptable unless substantiated with adequate analyses and references. Mitigation measures should be recommended as necessary.

2. Slope setback requirements included in the City of Agoura Building Code are more restrictive than the recommended setback, which appears to be based on Chapter 18 of the Uniform Building Code. The consultant should revise the slope setback recommendations to be consistent with the City of Agoura Hills Building Code.

### **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 following note must appear on the grading and foundation plans: *"All retaining wall excavations shall be reviewed by the project engineering geologist for the presence of adversely oriented joint surfaces. Adverse surfaces shall be evaluated and supported in accordance with recommendations of the project geotechnical engineer."*
3. The grading plan should include the limits and depths of overexcavation of the road and flatwork areas as recommended by the Consultant.
4. The following note should be added to the future building plans: The consultant should verify the adequacy of the capdown depth during construction of the future seepage pits.
5. The following note must appear on the grading and foundation plans: *"Tests shall be performed to determine the R-value of finish grade materials within the proposed road pavement areas."*
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,

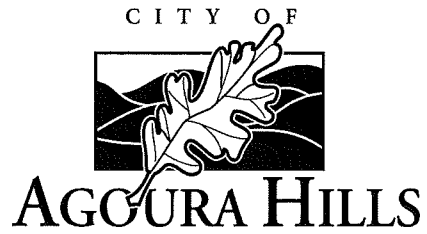
**GeoDynamics, INC.**

*Ali A. Haq*

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

*Christopher J. Sexton*

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



**CONDITIONAL USE PERMIT CASE NO. 07-CUP-011  
AND OAK TREE PERMIT NO. 07-OTP-020**

**FOR THE PROPERTY LOCATED AT  
28340 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:** Bardai Single Family Residence (Case #07-CUP-011; 07-OTP-020)

**Project Location-Specific:** Balkins Drive, west of Lapworth (APN 2055-021-044)

**Project Location-City:** City of Agoura Hills

**Project Location-County:** Los Angeles

**Description of Nature, Purpose, and Beneficiaries of Project:** The project consists of the construction of a 5,772 square-foot, multi-level, single family dwelling residence, including an attached 688 square-foot garage on a hillside lot of 1.08 acres. An Oak Tree Permit is required to encroach into the protected zone of five oak trees. A Conditional Use Permit is required because it is a hillside property.

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

**Name of Person or Agency Carrying Out Project:** Nevin Bardai

**Exempt Status:** (Check One)

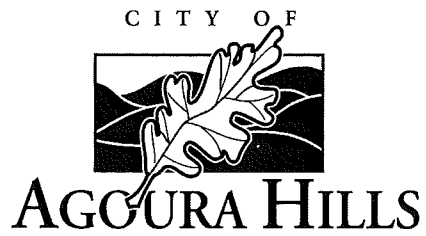
- Ministerial (14 Cal Code of Regs. Sec. 15268);
- Declared Emergency (14 Cal Code of Regs. Sec. 15269(a))
- Emergency Project (14 Cal Code of Regs Sec. 15269(b),(c), (d) and (e)). State subsection letter
- Statutory Exemption (14 Cal. Code of Regs. Sections 15260 et seq.) State Statutory Number
- Categorical Exemption (14 Cal Code of Regs. Sections 15300 et seq.) State of California CEQA Guidelines Section 15303, Class 3.
- 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 a single family 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: 8-31-07 Title: Senior Planner



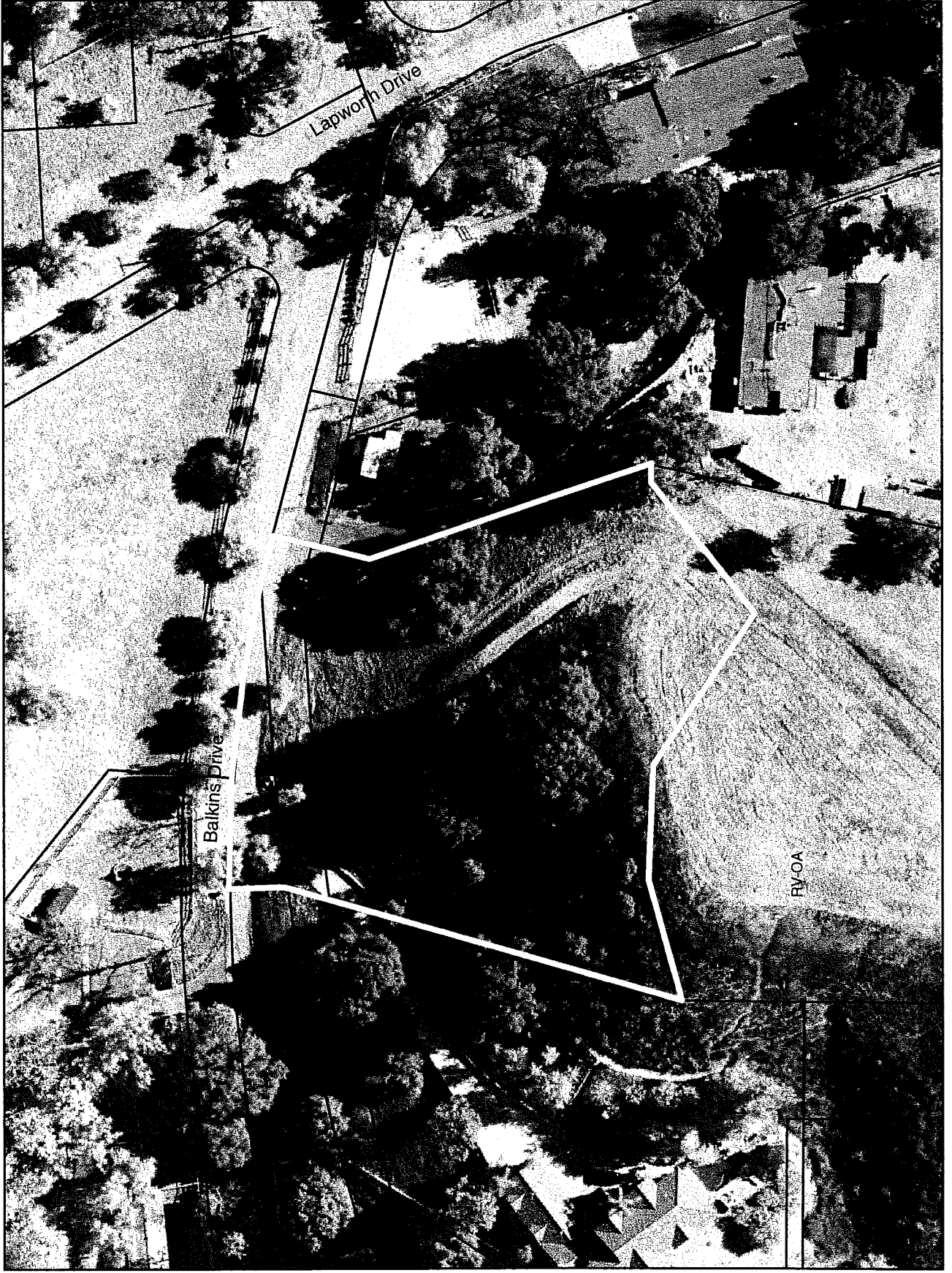
**CONDITIONAL USE PERMIT CASE NO. 07-CUP-011  
AND OAK TREE PERMIT NO. 07-OTP-020**

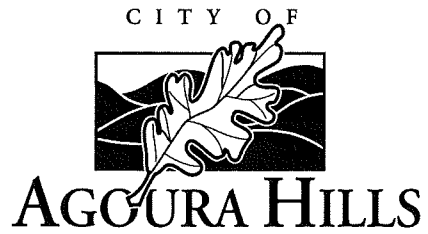
**FOR THE PROPERTY LOCATED AT  
28340 BALKINS DRIVE, AGOURA HILLS**

**EXHIBIT H**

**VICINITY MAP**

**CONDITIONAL USE PERMIT CASE NO. 07-CUP-011 AND  
OAK TREE PERMIT CASE NO. 07-OTP-020 (2055-021-044)**



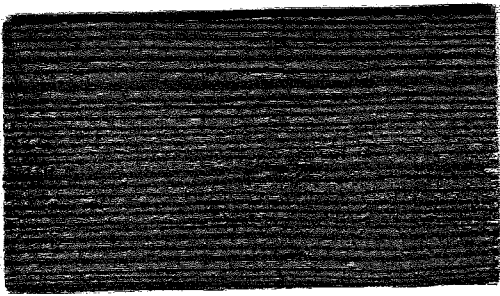


**CONDITIONAL USE PERMIT CASE NO. 07-CUP-011  
AND OAK TREE PERMIT NO. 07-OTP-020**

**FOR THE PROPERTY LOCATED AT  
28340 BALKINS DRIVE, AGOURA HILLS**

**EXHIBIT I**

**COLOR AND MATERIAL BOARD**



Cedar Siding



Siding Example

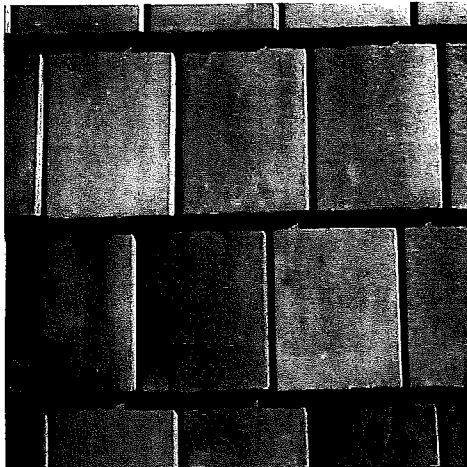
Wood Trim



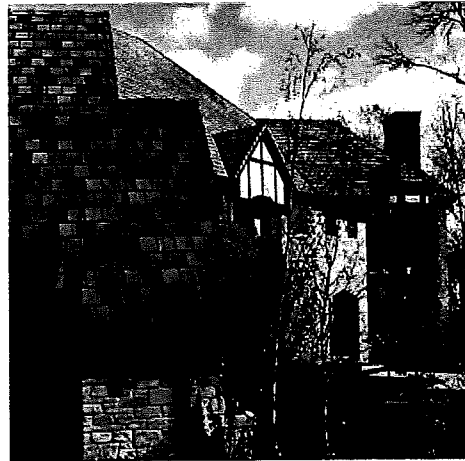
Cultured Stone



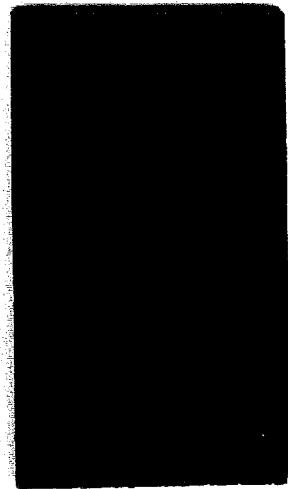
Cultured Stone Example



Slate Tile



Slate Tile Example



Front Door

BARDAI RESIDENCE

