

## **RESOLUTION NO. 08-1494**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, UPHOLDING THE DECISION OF THE PLANNING COMMISSION AND APPROVING VESTING TENTATIVE PARCEL MAP NO. 67397**

Section I. An application was duly filed by 27489 Agoura Road, LLC, with respect to the real property located at 27489 Agoura Road (Assessor's Parcel Nos. 2064-006-006, 007, 009, 016, 018 & 019) requesting approval of a Vesting Tentative Parcel Map No. 67397 to merge six parcels into one parcel; A Public Hearing was duly held by the Planning Commission on May 1, 2008 at 6:30 p.m. in the City Hall Council Chambers, City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid hearing was duly given. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid Public Hearing on May 1, 2008. The Planning Commission approved Vesting Tentative Parcel Map 67397 on a 4-0 vote (Commissioner Rishoff absent), per Resolution No. 933.

Section II. An appeal of the Planning Commission's approval of Site Plan/Architectural Review Case No. 06-SPR-009, Oak Tree Permit Case No. 06-OTP-021 and Vesting Tentative Parcel Map No. 67397 was filed by the City Council on May 14, 2008 with respect to the property described in Section I hereof. A hearing on the appeal was duly held and public testimony was given on June 11, 2008 at 7:00 p.m., in the City Council chambers of the City of Agoura Hills, 30001 Ladyface Court, Agoura Hills, California. Notice of time, date, place and purpose of the aforesaid hearing was duly given.

Section III. Evidence, both written and oral, was duly presented to and considered by the City Council at the aforesaid public hearing.

Section IV. The Planning Commission finds, pursuant to the Agoura Hills Zoning Ordinance and Subdivision Ordinance that:

- A. The proposed vesting map is consistent with the City's General Plan in that it will assist in facilitating in-fill development within the Freeway Corridor Overlay District, provide employment and additional services useful to the community. The lot merger will help maintain coordinated maintenance of the outdoor spaces and preservation of the wildlife corridor with the development of the property.
- B. The site is physically suitable for future development in that in combining these smaller lots into one larger parcel, the proposed size will exceed the 2-acre minimum project size, and allow better coordination of the installation and maintenance of the landscaping, access between buildings, site lighting and street improvements specified in the Zoning Ordinance for the BP-OR zone.
- C. The design of the Vesting Tentative Parcel Map or proposed improvements is not likely to cause substantial environmental damage or serious public health problems. Street

improvements and on-site improvements will be required upon development of the site and the improvements will be designed per City standards and requirements. The project, with the approval of this map will improve the protected natural resource of all the lots and adjacent lots by converting under-utilized accesses into open space zones and concentrate circulation where the parcel is least environmentally sensitive.

- D. The design of the Vesting Tentative Parcel Map or type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed development. Access easements and street traffic are protected for users and nearby residents. Additional easement for the animal circulation and reciprocal access agreements are also required as part of this approval.

Section V. In accordance with the California Environmental Quality Act, the City has provided public notice of the intent to adopt a Mitigated Negative Declaration for this project. Based upon the initial study, public comments and the record before the City Council, the City Council finds that the Mitigated Negative Declaration identifies potentially significant environmental effects for which feasible mitigation measures have been identified which will avoid or substantially lessen such effects. The City Council has reviewed the information contained in the Mitigated Negative Declaration in considering the application and finds that the Mitigated Negative Declaration was prepared pursuant to the California Environmental Quality Act. The City Council hereby adopts the Mitigated Negative Declaration and Mitigation Monitoring Program per Site Plan/Architectural Review Case No. 06-SPR-009 and Oak Tree Permit Case No. 06-OTP-021.

Section VI. Based on the aforementioned findings, the City Council hereby upholds the Planning Commission's decision and approves Vesting Tentative Parcel Map No. 67397, subject to the attached conditions, with respect to the property described in Section I hereof.

PASSED, APPROVED, and ADOPTED this 13<sup>th</sup> day of August, 2008, by the following vote to wit:

AYES: (0)  
NOES: (0)  
ABSTAIN: (0)  
ABSENT: (0)

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John M. Edelston, Mayor

ATTEST:

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Kimberly M. Rodrigues, City Clerk

**CONDITIONS OF APPROVAL  
(VESTING TENTATIVE PARCEL MAP CASE NO. VTPM 67397)**

STANDARD CONDITIONS

1. This decision for approval of the Vesting Tentative Parcel Map application, 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 required forms and related fees with the City.
2. The approval of this permit shall not be effective for any purpose until the applicant and property owner have agreed in writing that they are aware of, and accept all Conditions 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 the complete conformation to the approved Vesting Tentative Parcel Map reviewed and approved by the City Council on August 13, 2008.
4. It is hereby declared to be the intent that if any provision of this Permit is held or declared invalid, the Permit shall be void and the privileges granted hereunder shall lapse.
5. 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.
6. The approval of Vesting Tentative Parcel Map No. 67397 shall expire in two (2) years from the date of the Planning Commission approval. A written request for a one (1) year extension may be considered by the City prior to the expiration date.
7. All requirements of the City Zoning Ordinance and City Subdivision Ordinance must be met unless set forth in the Permit or on the approved Vesting Tentative Parcel Map.

END

## RESOLUTION NO. 08-1495

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING VARIANCE CASE NO. 08-VAR-003

Section I. An application was duly filed by 27489 Agoura Road, LLC, with respect to the real property located at northwest corner of Liberty Canyon Road and Agoura Road (Assessor's Parcel Nos. 2064-006-006, 007, 009, 016, 018 & 019) requesting approval of Variance Case No. 08-VAR-003 to reduce the number of parking spaces from 214 to 198 spaces. This application for a Variance was considered in conjunction with Site Plan/Architectural Review Case No. 06-SPR-009, Oak Tree Permit Case No. 06-OTP-021 and Vesting Tentative Parcel Map Case No. 67397 as part of an appeal to the City Council. A Public Hearing was duly held on June 11, 2008, and August 13, 2008 at 6:30 p.m. in the City Hall Council Chambers, City Hall, 30001 Ladyface Court, Agoura Hills, California on the appeal. Notice of the time, date, place and purpose of the aforesaid hearing was duly given.

Section II. Evidence, both written and oral, was duly presented to and considered by the City Council at the aforesaid public hearing.

Section III. Pursuant to Section 9676.2.E. of the Zoning Ordinance, the City Council finds that:

- A. *Because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of this article deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification. Adding a required secondary driveway between the parking lots, while improving internal circulation has impacted the space available for parking on both pads. The pad where Building B is proposed is rather small and bordered by an oak tree grove and the pad where Building C is proposed is limited to above ground parking only due to site constraints and the required SCE easement.*
- B. *The granting of the Variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated. This is an isolated commercial site adjacent to a residential/open space area and the reduction in parking helps retain a large oak tree and helps preserve the character of the area.*
- C. *The strict interpretation and enforcement of the provisions of the Zoning Ordinance would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the Zoning Ordinance. The Zoning Ordinance requires more parking for medical offices than general offices. If Building C were to be occupied by general office use, there would be sufficient parking. However, Building C is proposed as medical office and will serve the local community. The reduction in parking is evenly dispersed amongst the three buildings.*
- D. *The granting of the Variance will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements of the aesthetic value in the vicinity.*

The proposed Variance constitutes a minor reduction of 7.5% from the Code requirement. Except for this reduction in parking, the project meets or exceeds all requirements of the Zoning Ordinance. The reduction in parking is necessitated by the driveway between Buildings B and C which is intended to improve internal circulation.

- E. *The granting of the Variance will be consistent with the character of the surrounding area.* This reduction in parking helps to retain the dimensions of the wildlife movement corridor and the existing topography of the site.

Section IV. In accordance with the California Environmental Quality Act, the City has provided public notice of the intent to adopt a Mitigated Negative Declaration for this project. Based upon the initial study, public comments and the record before the City Council, the City Council finds that the Mitigated Negative Declaration identifies potentially significant environmental effects for which feasible mitigation measures have been identified which will avoid or substantially lessen such effects. The City Council has reviewed the information contained in the Mitigated Negative Declaration in considering the application and finds that the Mitigated Negative Declaration was prepared pursuant to the California Environmental Quality Act. The City Council hereby adopts the Mitigated Negative Declaration and the Mitigation Monitoring Program per Site Plan/Architectural Review Case No. 06-SPR-009 and Oak Tree Permit Case No. 06-OTP-021.

Section V. Based on the aforementioned findings, the City Council hereby approves Variance Case No. 08-VAR-003, subject to the attached conditions, with respect to the property described in Section I hereof.

PASSED, APPROVED, and ADOPTED this 13<sup>th</sup> day of August, 2008 by the following vote to wit:

AYES: (0)  
NOES: (0)  
ABSTAIN: (0)  
ABSENT: (0)

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John M. Edelston, Mayor

ATTEST:

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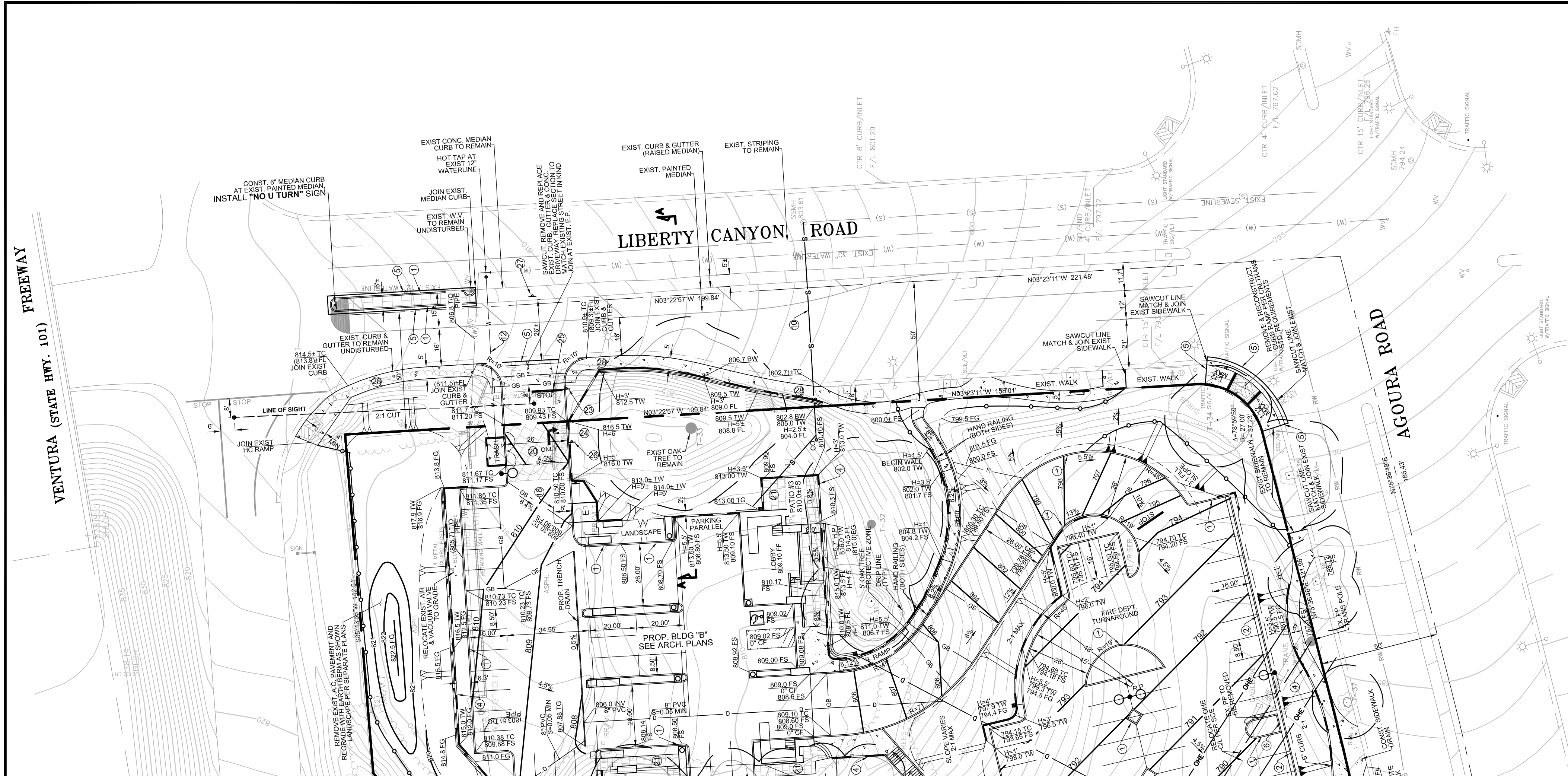
Kimberly M. Rodrigues, City Clerk

## **CONDITIONS OF APPROVAL (Case No. 08-VAR-003)**

### **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 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 approved labeled exhibits (Site Plan; Elevation Plans; Floor Plans, Roof Plan, and Grading Plan) approved on August 13, 2008.
4. 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.
5. 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.
6. Unless the approval is used within two (2) years from the date of City approval, Case No. 08-VAR-003 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
7. The Variance Case No. 08-VAR-003 is valid only in conjunction with Site Plan/Architectural Review Case No. 07-SPR-009, Oak Tree Permit Case No. 06-OTP-021, and Vesting Tentative Parcel Map No. 67397 and the approved Conditions of approval therein.

END



PROPOSED ALTERNATE PLAN "B"

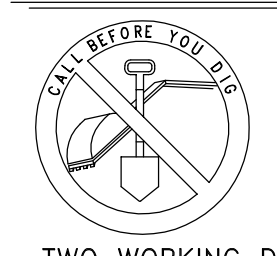


PLANNING COMMISSION APPROVED PLAN

CONSTRUCTION LEGEND:

1. CONSTRUCT 6" CONC. CURB.
2. CONSTRUCT 6" CONC. CURB & GUTTER.
3. CONSTRUCT 3" WIDE CONC. RIBBON GUTTER.
4. CONSTRUCT RETAINING WALL.
5. SAWCUT LINE.
6. CONSTRUCT CURB DRAIN.
7. PLACE 2" A.C. OVERLAY OVER EXIST A.C. PAVEMENT
8. RELOCATE EXIST. POWER POLE & ELECTRICAL TO BE UNDERGROUNDED.
9. CONSTRUCT BIO-SWALE PER DETAIL HEREON.
10. INSTALL SEWER LATERAL FOR PROPOSED BLDG.
11. INSTALL WATER SERVICE FOR EXIST BLDG. "A".
12. INSTALL WATER SERVICE FOR PEOP. BLDG.
13. INSTALL RECLAIMED WATER SERVICE FOR IRRIGATION.
14. CONSTRUCT NEW A.C. 3" PAVEMENT ON 6" BASE.
15. EXIST ELECTRICAL TO REMAIN.
16. REQUIRED 8' MIN CLEARANCE IN FRONT OF TRANSFORMER FOR OPERATION.
17. CONSTRUCT GARDEN WALL
18. INSTALL SEWER CLEANOUT AT EXIST. ANGLE POINT ON EXIST. SEWER LATERAL.
19. CONSTRUCT PERMEABLE PAVEMENT ON SAND BASE PER SOILS ENGINEER RECOMMENDATIONS.
20. DECORATIVE PAVING PER ARCHITECTURAL PLANS.
21. CONSTRUCT PERMEABLE PAVERS WALKWAY ON SAND BASE PER SOILS ENGINEER RECOMMENDATIONS.
22. RESTRIPE PARKING TO PROVIDE ADA ACCESS TO EXIST. BLDG. ELEVATORS.
23. INSTALL SIGN R-1 & "ONE WAY" R6-1(RT).
24. PAINT "ONLY" STRIPING & RIGHT TURN ARROW.
25. PAINT "STOP" & STOP BAR STRIPING.
26. INSTALL SIGN NO LEFT TURN R3-2.
27. INSTALL SIGN "ONE WAY" R6-1(RT).
28. CONST. 5' WIDE MIN CONC. SIDEWALK

UNDERGROUND SERVICE ALERT

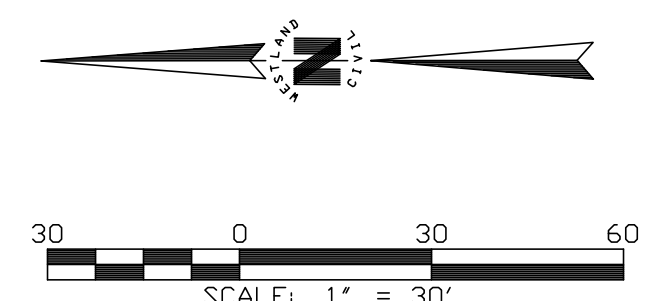


CALL TOLL FREE  
1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

CONSTRUCTION LEGEND:

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PREPARED BY: ID #: Agoura.Liberty



**WESTLAND CIVIL, INC.**  
CIVIL ENGINEERS PLANNING / DESIGN LAND SURVEYORS  
550 ST. CHARLES DR. SUITE 208, THOUSAND OAKS, CA, 91320  
(805) 485-1330 FAX: (805) 446-9125

CITY OF AGOURA HILLS APPROVAL

REVIEWED BY: DATE

RAMIRO S. ADEVA III  
CITY ENGINEER

53940  
RCE NO. 12/31/07  
EXP DATE



PRELIMINARY GRADING & DRAINAGE PLAN  
**PROPOSED ALTERNATE PLAN "B"** (sidewalk const. on Liberty Cyn only, access to bldg "B" from lower parking lot)  
27489 AGOURA RD, AGOURA HILLS

PROJECT NO. SHEET 1 OF 3

### GRADING NOTES

- ALL GRADING SHALL BE IN ACCORDANCE WITH ARTICLE 8 OF THE AGOURA HILLS MUNICIPAL CODE.
- A PRE-CONSTRUCTION CONFERENCE OF ALL INTERESTED PARTIES SHALL BE HELD PRIOR TO ANY CONSTRUCTION. THIS SHALL INCLUDE ALL APPROPRIATE CITY STAFF.
- ALL EXPORT MATERIAL SHALL BE DELIVERED TO A SITE APPROVED BY THE CITY.
- ALL GEOLOGIC AND SOIL RECOMMENDATIONS IMPOSED BY THE CONSULTANT OR CONTAINED IN THE CONSULTANT SOILS AND GEOLOGIC REPORT ARE TO BE COMPLIED WITH AND ARE HEREBY MADE AN INTEGRAL PART OF THE GRADING SPECIFICATIONS AND NOTES.
- ANY CHANGES IN THE WORK HEREON SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
- THE PERMITTEE SHALL EMPLOY A REGISTERED CIVIL ENGINEER TO PROVIDE CONSTANT ON-SITE GRADING SUPERVISION TO ASSURE COMPLIANCE WITH THE APPROVED PLANS AND A SOILS ENGINEER TO PROVIDE CONSTANT SOILS INSPECTION IN ACCORDANCE WITH THE AGOURA HILLS MUNICIPAL CODE.
- REPORTS REQUIRED:
  - ROUGH GRADING REPORT. PRIOR TO THE CONSTRUCTION OF ANY STRUCTURE, A ROUGH GRADING REPORT MUST BE SUBMITTED TO THE BUILDING OFFICIAL, STATING THAT ALL ROUGH GRADING HAS BEEN COMPLETED PER THE APPROVED GRADING PLANS.
  - FINAL GRADING REPORT. PRIOR TO THE FINALIZATION OF ANY GRADING PROJECT, A FINAL GRADING REPORT MUST BE SUBMITTED TO THE BUILDING OFFICIAL FOR APPROVAL. THE REPORT SHALL BE BY THE ENGINEER OF RECORD, STATING THAT ALL GRADING, LOT DRAINAGE AND DRAINAGE FACILITIES HAVE BEEN COMPLETED, AND THE SLOPE PLANTING AND IRRIGATION SYSTEMS HAVE BEEN INSTALLED IN CONFORMANCE WITH THE APPROVED PLANS AND REQUIREMENTS OF THE CITY OF AGOURA HILLS.
- AN AS-BUILT SOILS REPORT SHALL BE SUBMITTED TO THE CITY FOR REVIEW. THIS REPORT, PREPARED BY THE GEOTECHNICAL CONSULTANT, MUST INCLUDE DOCUMENTATION OF ANY FOUNDATION INSPECTIONS, 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 FLOWLINE 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.
- TESTS SHALL BE PERFORMED PRIOR TO POURING FOOTINGS AND SLABS TO DETERMINE THE EXPANSION INDEX OF THE SUPPORTING SOILS, AND FOUNDATION AND SLAB PLANS SHOULD BE REVIEWED BY THE GEOTECHNICAL CONSULTANT AND REVISED, IF NECESSARY, ACCORDINGLY. IF THE EXPANSION INDEX IS GREATER THAN 130, FOUNDATION AND SLAB PLANS SHOULD BE REVISED ACCORDINGLY.
- EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CAL/OSHA REGULATIONS.
- A COPY OF THE GRADING PERMIT AND GRADING PLANS SHALL BE AVAILABLE ON-SITE AT ALL TIMES.
- ALL CONSTRUCTION ACTIVITY SHALL BE CONFINED TO THE HOURS OF 7:00 AM TO 7:00 PM, MONDAY THROUGH FRIDAY, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. NO CONSTRUCTION SHALL BE PERMITTED ON GOVERNMENT-OBSERVED HOLIDAYS.

### STORMWATER POLLUTION NOTES

- APPLICANT IS RESPONSIBLE FOR SUBMITTING A SITE-SPECIFIC, "STORM WATER POLLUTION PREVENTION PLAN" (SWPPP) AS OUTLINED IN THE MODEL PROGRAM FOR STORMWATER MANAGEMENT WITHIN THE COUNTY OF LOS ANGELES. THE SWPPP SHALL BE SIGNED AND STAMPED BY A STATE-LICENSED CIVIL ENGINEER. THE SWPPP SHALL OUTLINE "BEST MANAGEMENT PRACTICES" (BMP) PROCEDURES TO BE USED IN ORDER TO PREVENT THE TRANSPORT OF ONSITE POLLUTANTS TO OFFSITE LOCATIONS DURING AND AFTER CONSTRUCTION.
- A SITE-SPECIFIC, "WET-WEATHER EROSION-CONTROL PLAN" SHALL BE PREPARED IN CONJUNCTION WITH THE SWPPP, AND SHALL DESCRIBE BMP'S TO BE USED DURING CONSTRUCTION IN THE RAINY SEASON AND DEPICT THEIR LOCATIONS RELATIVE TO THE SITE. THE PLAN MUST BE AVAILABLE ON-SITE BY OCTOBER 1ST, AND IMPLEMENTED FROM OCTOBER 1ST THROUGH APRIL 15TH.
- IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO MAINTAIN ALL ONSITE DRAINAGE STRUCTURES UNLESS OTHERWISE APPROVED BY THE CITY. CATCH BASIN FILTER INSERTS SHALL BE CLEANED OUT A MINIMUM OF TWICE PER YEAR, ONCE BEFORE THE RAINY SEASON, AND AGAIN AFTER THE RAINY SEASON, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.

### EARTHWORK QUANTITIES NOTES

NOTE: THE QUANTITIES SHOWN ABOVE ARE FOR PERMIT AND/OR BONDING PURPOSES ONLY. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION PRIOR TO THE START OF GRADING AND ACCOUNT FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLYING ANY DEFICIENCIES TO BRING SITE TO DESIGN GRADE.

"THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS, AND A PERMIT CAN BE ISSUED."

### PRIVATE ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURE TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

### GEOTECHNICAL NOTES:

- TESTS SHALL BE PERFORMED PRIOR TO POURING FOOTINGS AND SLABS TO DETERMINE THE EXPANSION INDEX OF THE SUPPORTING SOILS. IF THE EXPANSION INDEX IS GREATER THAN 130, FOUNDATION AND SLAB PLANS SHOULD BE REVISED ACCORDINGLY.
- EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CAL/OSHA REGULATIONS.
- ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED BY THE PROJECT GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF REINFORCING STEEL.
- THE GEOTECHNICAL CONSULTANT SHOULD TEST THE EXPANSION POTENTIAL OF THE FINISH GRADE MATERIALS AT THE END OF GRADING.

### SUSMP NOTES

- POST DEVELOPMENT IMPERVIOUS AREA \_\_\_ ACRES, PERVIOUS AREA \_\_\_ ACRES.  
PRE DEVELOPMENT IMPERVIOUS AREA \_\_\_ ACRES, PERVIOUS AREA \_\_\_ ACRES.
- ALL STRUCTURAL BMP'S SHALL BE ACCESSIBLE FOR INSPECTION AND MAINTENANCE.
- PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE ROAD RIGHT OF WAY AND/OR CONNECTION TO COUNTY MAINTAINED STORM DRAIN, AN ENCROACHMENT PERMIT FROM CONSTRUCTION DIVISION, PERMIT SECTION IS REQUIRED, (626) 458-3129.
- PRIOR TO COMMENCEMENT OF ANY WORK AND/OR DISCHARGE OF DRAINAGE TO A WATERCOURSE, A PERMIT FROM BOTH THE CALIFORNIA DEPARTMENT OF FISH AND GAME AND U.S. ARMY CORPS OF ENGINEERS MAY BE REQUIRED.
- STATEMENT OF UNDERSTANDING:  
AS THE ARCHITECT/ENGINEER OF THE PROJECT, I HAVE REVIEWED THE DEVELOPMENT PLANNING FOR STORM WATER MANAGEMENT-A MANUAL FOR THE STANDARD URBAN STORMWATER MITIGATION PLAN (SUSMP), AND HAVE PROPOSED THE IMPLEMENTATION OF THE PERMANENT BEST MANAGEMENT PRACTICES (BMP'S) APPLICABLE TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THE PROJECT'S STORMWATER RUNOFF. THE SELECTED BMP'S WILL BE INSTALLED PER THE APPROVED PLANS AND AS RECOMMENDED BY THE PRODUCT MANUFACTURER AS APPLICABLE.

SIGNATURE - ENGINEER OF RECORD \_\_\_\_\_ DATE \_\_\_\_\_

### EXISTING UNDERGROUND STRUCTURES

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND PIPES OR CONDUITS SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE THE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE PLANS AND LOCATE ALL UTILITIES BEFORE CONSTRUCTION.

### PUBLIC UTILITIES / SERVICES

WATER: LAS VIRGENES MUNICIPAL WATER DISTRICT  
4232 LAS VIRGENES ROAD  
CALABASAS, CA 91302  
(818) 880-4110

ELECTRICAL: SOUTHERN CALIFORNIA EDISON  
3859 FOOTHILL DRIVE  
THOUSAND OAKS, CA 91361  
(805) 494-7016

TELEPHONE: SBC (PAC BELL)  
16201 RAYMER STREET, #115  
VAN NUYS, CA 91406  
(818) 373-6889

GAS: SOUTHERN CALIFORNIA GAS  
9400 OKDALE AVENUE  
CHATSWORTH, CA 91313  
(818) 701-3324

SEWER: LA COUNTY, DEPT. OF PUBLIC WORKS  
SEWER MAINTENANCE DIVISION  
1000 S. FREMONT AVENUE, BLDG A9 EAST  
ALHAMBRA, CA 90265  
(626) 300-3308

CABLE: TIME WARNER  
2323 TELLER ROAD  
NEWBURY PARK, CA 91320  
(805) 375-5213

CABLE: CHARTER COMMUNICATIONS  
3806 CROSSCREEK ROAD  
MALIBU, CA 90265  
(310) 456-9010

CALTRANS: CALTRANS  
5660 RESEDA BOULEVARD  
TARZANA, CA 91356  
(805) 388-1426

### AGENCY NOTES

- A PERMIT TO OPERATE IN FIRE ZONE 4 MUST BE OBTAINED FROM THE FIRE DEPARTMENT PRIOR TO COMMENCING WORK. CALL (213) 267-2467 FOR INFORMATION.

### INSPECTION NOTES

THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING AND SAFETY DEPARTMENT AT LEAST TWO WORKING DAYS IN ADVANCE OF REQUIRED INSPECTIONS.

### INSPECTION NOTES

- THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING AND SAFETY DEPARTMENT AT LEAST TWO WORKING DAYS IN ADVANCE OF REQUIRED INSPECTIONS AT THE FOLLOWING STAGES OF WORK.
  - WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL HAS BEEN SCARIFIED, BENCHED OR OTHERWISE PREPARED FOR FILL. FILL SHALL NOT HAVE BEEN PLACED PRIOR TO THIS INSPECTION.
  - ROUGH, WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED; DRAINAGE TERRACES, SWALES AND BERMS INSTALLED AT THE TOP OF THE SLOPE; AND THE STATEMENTS REQUIRED IN THIS SECTION HAVE BEEN RECEIVED.
  - FINAL, WHEN GRADING HAS BEEN COMPLETED; ALL DRAINAGE DEVICES INSTALLED; SLOPE PLANTING ESTABLISHED, IRRIGATION SYSTEMS INSTALLED AND THE AS-BUILT PLANS, REQUIRED STATEMENTS, AND REPORTS HAVE BEEN SUBMITTED.
- IN ADDITION TO THE INSPECTION REQUIRED OF THE BUILDING OFFICIAL FOR REGULAR GRADING, REPORTS AND STATEMENTS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL IN ACCORDANCE WITH SECTIONS 7020 AND 7021 OF THE BUILDING CODE.

### OAK TREE NOTES

- CONTRACTOR MUST CONTACT CITY OAK TREE CONSULTANT, (818) 597-7350, TO OBTAIN PROJECT SPECIFIC "OAK TREE NOTES." SEE CONDITION NOTES HEREON.

### GRADING PLAN LEGEND

- BOUNDARY LINE
- CENTERLINE
- LIMITS OF GRADING ALONG WETLANDS AREA
- CURB AND GUTTER
- GRADE BREAK
- RETAINING WALL
- FREE STANDING WALL
- DIRECTION OF FLOW
- EXISTING GROUND CONTOUR
- EDGE OF PAVEMENT
- TOP OF SLOPE
- TOE OF SLOPE
- PROPOSED CONCRETE SURFACE
- PROPOSED ELEVATION
- EXISTING ELEVATION
- PROPOSED GRADE
- PROPOSED STORM DRAIN
- SEWER SEPTIC LINES
- SUB DRAIN
- CUT/FILL LINE
- AREA DRAIN
- CATCH BASIN, SIZE AS NOTED
- PARKING LOT LIGHT PER ELECTRICAL PLAN
- WETLAND AREA (SEE ENVICOM DELINEATION REPORT)
- BRICK PAVERS PER ARCHITECTURAL PLAN
- CONCRETE WALK/PAVEMENT

### ABBREVIATIONS

- B.C. BEGIN CURVE
- C CUT
- C/F CUT/FILL
- C.F. CURB FACE
- C.O. CLEAN OUT
- D.I.P. DUCTILE IRON PIPE
- D.L. DAYLIGHT
- E.G. EXISTING GRADE
- E.P. EDGE OF PAVEMENT
- F FILL
- F.F. FINISHED FLOOR
- F.G. FINISHED GRADE
- F.H. FIRE HYDRANT
- F.L. FLOW LINE
- F.S. FINISHED SURFACE
- GB GRADE BREAK
- H.P. HIGH POINT
- INV. INVERT
- L.F. LINEAL FEET
- M.H. MANHOLE
- P.C.C. PORTLAND CEMENT CONCRETE
- P.L. PROPERTY LINE
- P.V.C. POLYVINYL CHLORIDE
- R.C.P. REINFORCED CONCRETE PIPE
- RD ROOF DRAIN
- S SEWER
- S.D. SUB DRAIN
- S.G. SUB GRADE
- ST. STA. STREET STATION
- T.C. TOP OF CURB
- T.G. TOP OF GRATE
- T.O.P. TOP OF PIPE
- T.W. TOP OF WALL
- V.C.P. VITRIFIED CLAY PIPE
- W.M. WATER METER
- W.V. WATER VALVE
- W.W.M. WELDED WIRE MESH

### UNDERGROUND SERVICE ALERT



PREPARED BY: WESTLAND CIVIL, INC. ID #: Agoura.Liberty

WESTLAND CIVIL, INC.  
CIVIL ENGINEERS PLANNING / DESIGN LAND SURVEYORS  
550 ST. CHARLES DR, SUITE 208, THOUSAND OAKS, CA, 91320  
(805) 495-1330 FAX: (805) 466-9125

REGISTERED ENGINEER NO. 27364 DATE \_\_\_\_\_

CITY OF AGOURA HILLS APPROVAL

RAMIRO S. ADEVA III  
CITY ENGINEER

REVIEWED BY \_\_\_\_\_ DATE \_\_\_\_\_

53940 12/31/07  
RCE NO. EXP DATE

### INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
1A.	COVER SHEET
1.	PRELIMINARY GRADING & DRAINAGE PLAN
2.	PRELIMINARY GRADING & DRAINAGE PLAN (COMPOSITE)
3.	PRELIMINARY GRADING & DRAINAGE PLAN SECTIONS

### ESTIMATED EARTHWORK QUANTITIES

ESTIMATED CUT: 6100 CY ESTIMATED EXPORT: 0 CY  
ESTIMATED FILL: 12400 CY ESTIMATED IMPORT: 6300 CY  
ESTIMATED REMOVAL & RECOMPACTION: 4000 CY

### BENCHMARK:

DESCRIPTION: T.B.M. TOP OF CATCH BASIN MANHOLE NORTH SIDE OF AGOURA RD, W/O EXIST. ENTRANCE DRIVEWAY @ SW CORNER OF SITE. ELEVATION: 776.92 SURVEY DATE: \_\_\_\_\_

### RECORD DRAWING STATEMENT

I, \_\_\_\_\_, HEREBY CERTIFY, BASED ON MY FIELD OBSERVATION AND INFORMATION PROVIDED BY THE OWNER AND GENERAL CONTRACTOR, THAT THE WORK ON SHEET NOS. \_\_\_\_\_ THROUGH \_\_\_\_\_, MARKED AS "RECORD DRAWING" HAS BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THESE PLANS, SPECIFICATIONS, REVISIONS, CHANGE ORDERS, AND FIELD CHANGES.

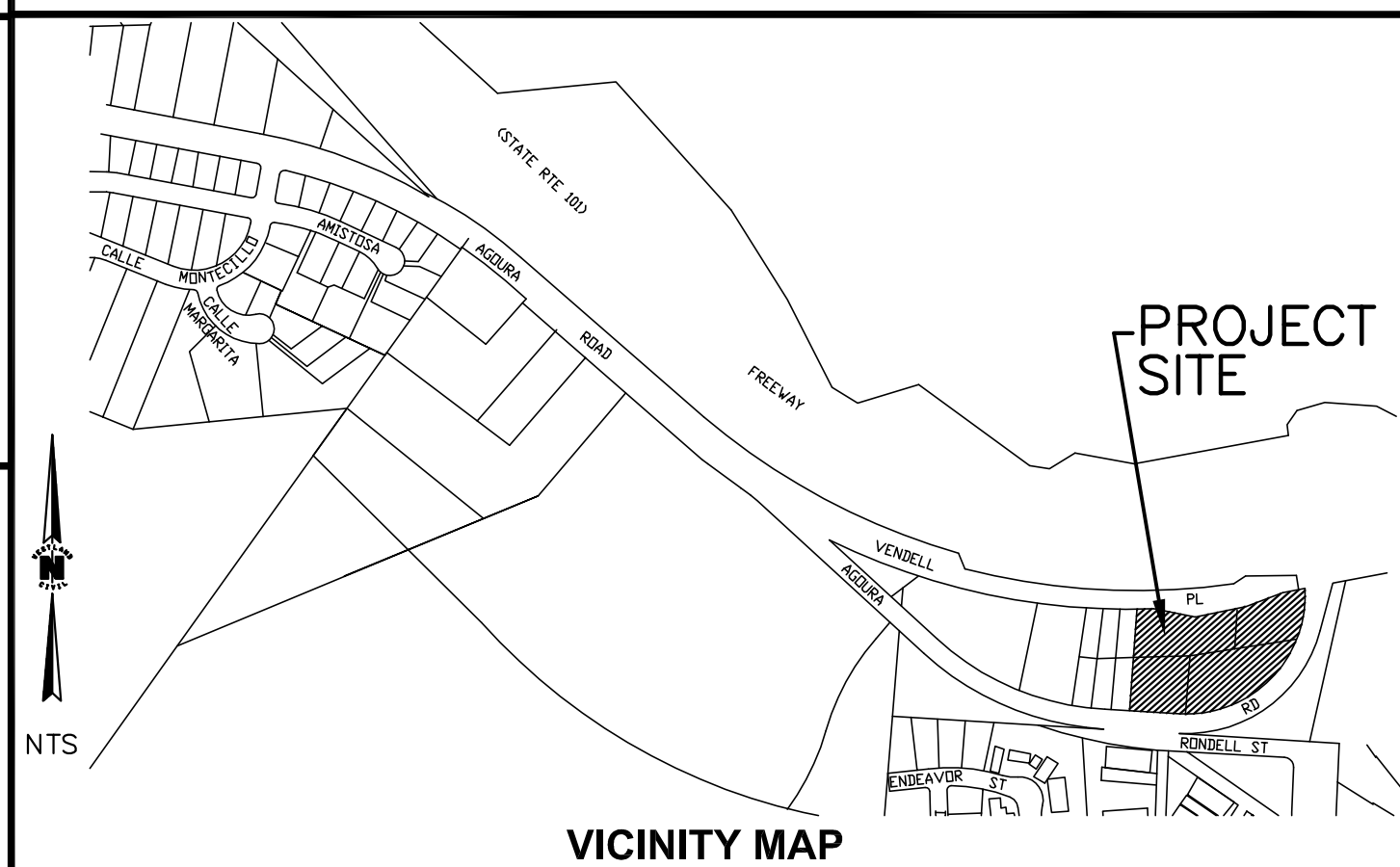
REGISTERED CIVIL ENGINEER DATE \_\_\_\_\_ RCE NO. \_\_\_\_\_ EXP. DATE \_\_\_\_\_

### SOILS APPROVAL

THIS PLAN HAS BEEN REVIEWED, AND IS IN CONFORMANCE WITH THE RECOMMENDATIONS IN OUR REPORT(S) (SEE GEOTECHNICAL REPORT REFERENCES HEREON)

REGISTERED GEOLOGIST DATE \_\_\_\_\_ EG NO. \_\_\_\_\_ EXP DATE \_\_\_\_\_

REGISTERED GEOTECHNICAL ENGINEER DATE \_\_\_\_\_ SE NO. \_\_\_\_\_ EXP DATE \_\_\_\_\_



### VICINITY MAP

PRELIMINARY GRADING COVER SHEET  
PROPOSED ALTERNATE PLAN "B" (sidewalk const. on Liberty Cyn only, acces to bldg "B" from lower parking lot)  
27489 AGOURA RD, AGOURA HILLS

PROJECT NO. \_\_\_\_\_ SHEET 1A OF 3