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ZONING PERMIT APPLICATION



This application must be submitted in person. For a submittal appointment, call 213-974-6438.

THIS SECTION - STAFF USE ONLY

Plan: _____ Code Section _____ Project No. R2015-01161
 Zone: _____ Permit No. RCOP 20150052
 CSD: _____
 TOD: _____
 ESHA / SEA: _____ RFS No. _____

SA: N E W SD: 1 2 3 4 5 ZD: _____ GB? Y N LID? Y N DT? Y N

1. Subject Property (Sujeto Propiedad)

Assessor's Parcel Number(s) 4448-023-011 Property Size (Gross Area in Acres) _____
 Property Address or Site Location
22390 SWENSON DR., TOPANGA, CA 90290

Name of Business or Establishment (If Applicable): N/A

2. Uses (Usos)

Current: N/A Proposed: SINGLE FAMILY RESIDENCE

Continued (Renewal) Previous Permit Number: _____ Attach copy of Findings and Conditions if available.
 Demolition

3. Project Description (Proyecto) Describe project in detail. Attach additional page(s) if necessary. See Instructions/Checklist

NEW CONSTRUCTION OF SINGLE FAMILY RESIDENCE, NEW ATTACHED GARAGE, NEW OWTS
NEW DRAFT FIRE HYDRANT, NEW WATER TANKS

Check/Complete All That Apply:

No Improvements Proposed Demolition Private Septic System Private Well
 New Building Construction (SF): 3416 SF New Impervious Surfaces (Paving, Roofs, Etc. - SF): 4847 SF
 Grading (CY) Cut: 543 CY Fill: 218 CY Import: _____ Export: 325 CY Balanced on Site
 Alcohol Sales: Beer & Wine or Full Line of Alcohol On-site Consumption or Off-site Consumption

4. Applicant (Solicitante)

Name: YOUSSEF MOUZAYA Phone: _____
 Address: 5022 EVANWOOD AVENUE Fax: _____
 City/State: OAK PARK, CA ZIP: 91377 Email: JOEMOUZA@HOTMAIL.COM

5. Agent (Agente) If different from applicant

Name: BRUCE BOLANDER Phone: 310-456-6719
 Address: 2710 LAS FLORES CANYON ROAD Fax: _____
 City/State: MALIBU, CA ZIP: 90265 Email: BRUCE@BRUCEBOLANDER.COM

6. Property Owner(s) (Dueño/a Registrado) If different from applicant

Name: _____ Phone: _____
 Address: _____ Fax: _____
 City/State: _____ ZIP: _____ Email: _____

7. Owner / Applicant Certification (Certificación del Solicitante, Agente o Dueño/a)

By my signature below, I hereby certify the following:

1. I understand that it is the responsibility of the applicant to substantiate the request through the Burden of Proof.
2. I understand there is no guarantee - expressed or implied - that any permit will be granted. I understand that each matter must be carefully evaluated and after the evaluation has been conducted or the public hearing has been held. Staff's recommendation or decision may change during the course of the review based on the information presented.
3. I understand that planning staff is not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
4. I understand that the environmental review associated with the submittal of this application is preliminary, and that after further evaluation, additional information, reports, studies, applications and/or fees may be required.
5. I understand that if my application is denied, there is no refund of fees paid.
6. I understand that submitting inaccurate or incomplete information may result in delays or denial of my application.
7. I certify that the information provided in this application, including attachments, is accurate and correct to the best of my knowledge.
8. I have read and understand the foregoing, and agree to the submittal of this application.

Signature (Blue Ink): 

Date: 4/22/15

Print Name: YOUSSEF MOUZATA

Check One: Owner Applicant

8. Oak Tree Certification (Certificación de Árboles Robles) (Pursuant to Chapter 22.56, Pt. 16)

Check only one box below:

- By my signature below, I certify that there are no oak trees or oak tree protected zones (five feet from the drip line of the canopy or within 15 feet of any oak tree trunk, whichever distance is greater) located on the subject property or properties.
- By my signature below, I certify that there are oak trees or protected zones (five feet from the drip line of the canopy or within 15 feet. of any oak tree trunk, whichever distance is greater) within the subject property or properties, but that no work will be done within these protected areas. This applies to on and off-site oak trees. All oak tree dimensions, including trunk diameter and canopy, should accurately be depicted on the plans and be drawn to an acceptable scale.
- By my signature below, I certify that project activity will occur within the protected zone of an oak tree (five feet from the drip line of the canopy or within 15 feet of an oak tree trunk) and that I have concurrently submitted an Oak Tree Permit application. All oak tree dimensions, including trunk diameter and canopy, are accurately depicted on the plans and drawn to an acceptable scale.

Signature (Blue Ink): 

Date: 22 APR 2015

Print Name: BRUCE BOLANDER

Check One: Owner Applicant Agent

9. Santa Monica Mountains Local Coastal Program (Programa Local Costero de las Montañas de Santa Monica) (Pursuant to Chapter 22.44.600 et seq.) (Complete only if project is within the Santa Monica Mountains Coastal Zone)

Check only one box below:

- It is my understanding that this proposed development project is EXEMPT from the LIP pursuant to Section 22.44.820, and I have attached all of the material required in the LIP Exemption Determination Checklist.
- It is my understanding that this proposed development project requires a Coastal Development Permit (CDP) pursuant to the LIP, and I have attached all of the material required in the Santa Monica Mountains Local Coastal Program CDP Checklist.

Signature (Blue Ink): 

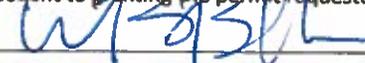
Date: 22 APR 2015

Print Name: BRUCE BOLANDER

Check One: Owner Applicant Agent

10. Lobbyist Statement (Información de un Grupo de Presión)

The Los Angeles County Lobbyist Ordinance, effective May 7, 1993, requires certification that each person who applies for a County permit is familiar with the requirements or Ordinance No. 93-0031 (Lobbyist Ordinance), and that all persons acting on behalf of the applicant have complied and will continue to comply with the requirements of said Ordinance through the application process. By my signature below, I hereby certify that I am familiar with the requirements of Ordinance No. 93-0031 and understand that making such a certification, and compliance with this ordinance, shall be conditions precedent to granting the permit requested, license, contract or franchise.

Signature (Blue Ink): 

Date: 22 APR 2015

Print Name: BRUCE BOLANDER

Check One: Owner Applicant Agent

Lobbyist Permit Number, If Applicable:

The information requested is required for a Zoning Permit, Coastal Development Permit, Director's Review and Oak Tree Permit, pursuant to Title 22 of LA County Code. Failure to provide complete and accurate information will cause delay. All required supplemental information must be submitted with this application. Additional application forms are available at: <http://planning.lacounty.gov/apps>. See instructions and checklist. For assistance, call 213-974-6411 or click <http://planning.lacounty.gov/who>.

IF YOU SUSPECT FRAUD OR WRONGDOING BY A COUNTY EMPLOYEE, PLEASE REPORT IT TO THE COUNTY FRAUD HOTLINE AT 1-800-544-6864 OR WWW.LACOUNTYFRAUD.ORG.

YOU MAY REMAIN ANONYMOUS.

THIS SECTION - STAFF USE ONLY - LDCC COMMENTS

Empty dashed box for LDCC comments.

County of Los Angeles Notes

- GENERAL NOTES:**
- All grading and construction shall conform to Appendix Chapter 311 and Chapter 312 (Latest additions) of the Los Angeles Building Code unless specifically noted on these plans.
 - Any modifications or changes to approved grading plans must be approved by the Building Official.
 - No grading shall be started without first notifying the Building Official. A pre-grading meeting at the site is required before the start of the grading with the following people present: Owner, planning contractor, design professional, geotechnical engineer, geologist, County grading inspector(s) or their representative, and when required, the archeologist or other jurisdictional agencies. Prior to or at the meeting, the applicant shall provide a copy of the approved grading plan to the Building Official at least two business days prior to proposed pre-grade meeting.
 - Approval of these plans shall verify the extent of planning to be in accordance with the Los Angeles County Building Code and does not reflect any position by the County of Los Angeles or the Department of Public Works regarding the status of the site interest relating to the land on which the improvement may be constructed. Any applicant relating to this site is solely a private matter not involving the County of Los Angeles or the Department of Public Works.
 - All grading and construction activities shall comply with Los Angeles County Code, Title 12, Section 12.12.010 that contains construction and extraction work from the site of construction and grading equipment from the hours of 8:00 PM to 6:30 AM, and on Sundays and Holidays. These construction activities shall be governed, as required by the Department of Regional Planning and should be shown on the grading plans when applicable.
 - California Public Resources Code (Section 5097.9) and Health and Safety Code (Section 1765.5) address the Recovery and Abandonment of Human remains. In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, the law requires that grading immediately stop and no further excavation or disturbance of the site, or any nearby areas where human remains may be located, occur until the following has been met: a report has been filed with the County Coroner has been informed and has determined that no investigation of the cause of death is required, and that the remains are of Native American origin, as determined from the deceased Native American have been informed and a recommendation for the means of reburial or disposition of the remains, with appropriate timing, the human remains and any associated grave goods.
 - The location and protection of all utilities is the responsibility of the permittee.
 - All reports of material from the site must be generated by the approved by the Building Official in a legal dump site. Receipt for acceptance of excess material by a dump site is required and must be provided to the Building Official with the report.
 - Copy of the grading permit and approved grading plans must be in the possession of a responsible person and available at the site at all times.
 - Site boundaries, easements, drainage devices, restricted area shall be located per construction grading by the permittee or approved contractor. Prior to grading at a dump site, the permittee shall be responsible for the location of the restricted area street that be inside.
 - No grading or construction shall occur within the protected zone of any oak tree as required per Title Chapter 25.16 of the Los Angeles County Building Code. The protected zone shall mean that area within the drip line of an oak tree extending there from a point to last five feet outside the drip line, or 15 feet from the trunk(s) of a tree, whichever is greater.

- INSPECTION NOTES:**
- The permittee or his agent shall notify the Building Official of any work being done in advance of required inspections at following stages of the work: Section 3117 of the Building Code.
 - When the site has been cleared of vegetation and approved fill has been scarified, hauled or otherwise prepared for fill, FIB shall not be placed prior to this inspection. Note: Prior to any construction activities, including grading, all storm water pollution prevention measures including erosion control devices which contain sediment must be installed.
 - When appropriate final dewatering has been established, drainage services, tested and been installed, all the work of the slope, and the instrument requirement in A18 section have been received.
 - Final FIB shall be installed and the instrument requirement in A18 section have been received.
 - In addition to the inspection required by the Building Official for regular grading reports and instrument that be submitted to the Building Official in accordance with Sections 1317 and 1318 of the Los Angeles Building Code.
 - All graded sites must have drainage swales, berms, and other drainage devices prior to approval of rough grading per Section 3117.6 of the Los Angeles County Building Code.
 - The grading contractor shall submit the instrument to the grading inspector as required by Section 1317.7 of the Los Angeles County Building Code at the completion of rough grading.
 - Final grading must be approved before occupancy of buildings will be allowed per Section 3118 of the Los Angeles County Building Code.

- DRAINAGE NOTES:**
- Roof drainage must be directed from graded slopes.
 - Provisions shall be made for contributory drainage at all times.
 - All construction and grading within a storm drain catchment area shall be done per Private Drain PD No. _____ or Miscellaneous Transfer Drain MTD No. _____.
 - All storm drain work is to be done under constant inspection by the Field Engineer. Weekly status reports shall be submitted by the Field Engineer to the local Building and Safety District Office.

- AGENCY NOTES:**
- An encroachment permit from Los Angeles County Department of Public Works (Caltrans) (City of _____) is required for all work within or affecting road right-of-way. All work within Road Right-of-Way shall conform to Los Angeles County Department of Public Works Caltrans (City of _____) encroachment permit.
 - An encroachment permit/conservation permit is required from Los Angeles County Flood Control District for all work within the Los Angeles County Flood Control District Right-of-Way. All work shall conform to permit.
 - Permittee to operate in Fire Zone A must be obtained from the Fire Prevention Bureau or the local Fire Station prior to commencing work.
 - All work within the streambed area within an existing plan shall conform to: Army Corps of Engineers, California Fish & Game Permit No. _____.

GENERAL GEOTECHNICAL NOTES

- All work must be in compliance with the recommendations included in the geotechnical consultant's report(s) and the approved grading plan and specifications.
 - Grading operations must be conducted under periodic geologic inspection with monthly inspection reports to be submitted to the Geology and Soil Section.
 - The Geotechnical Engineer shall provide sufficient information for the preparation of the natural ground and the placement and compaction of the fill to be satisfied that the work is being performed in accordance with the plan and applicable City requirements.
 - Enough grading must be approved by a final engineering geology and soil engineering report. An 18-hour Geologic map must be included in the final geology report. Provide a final report statement that verified work was done in accordance with the recommendations and soil problem (Section 1313 of the Los Angeles County Building Code). The final reports must be submitted to the Geotechnical and Materials Engineering Division and approved.
 - Foundation, wall and soil protection must be inspected and approved by the consulting and geotechnical engineer, prior to the placing of fill or concrete.
 - Building pads located in cut/fill transition areas shall be over-constructed a minimum of three (3) feet below the proposed bottom of footing.
- The relative compaction shall be determined by A.S.T.M. soil compaction test (D1557-9) where applicable; Where not applicable, a test acceptable to the Building Official shall be used. Section 3114.4 of the Los Angeles County Building Code.

Fill density shall be determined by a method acceptable to the Building Official. Section 3114.4 of the Los Angeles County Building Code. Not less than 10% of the required density test, uniformly distributed, shall be obtained by the Standard Method.

Sufficient tests of the fill soils shall be made to determine the relative compaction of the fill in accordance with the following minimum guidelines:

 - One test for each foot over work (10')
 - One test for each 1,000 cubic yards of material placed.
 - One test at the location of the final FIB for each building site that in each four-foot vertical lift or portion thereof.
 - One test at the location of each building pad on each building site lift or portion thereof.
 - Sufficient tests of fill soils shall be made to verify that the soil properties comply with the fill design requirements, as determined by the Geotechnical Engineer, including total, shear strength parameters and corresponding unit weight in accordance with the following minimum guidelines:
 - At 10' and subsequent to placement of the fill, show tests shall be taken on three (3) horizontal to one vertical.
 - Show test results for the proposed fill material must not exceed the design values stated in the geotechnical report to determine slope stability requirements. Otherwise, the slope must be reevaluated using the actual test results of the fill material that is in place.
 - FIB soils shall be free of deleterious materials.
 - FIB shall not be placed until striping of vegetation, removal of unstable soil, and installation of sub-drains of any type have been inspected and approved by the Geotechnical Engineer. The Building Official may require a "Standard Test Method for analysis, cohesion, water, and other organic matter" ASTM D-2974-17 on any suspect material. Determined amount of organic material shall not be accepted into FIB. Soil containing small amounts of organic material provided that the content are in a quantity and distributed in a manner that will not be detrimental to the future use of the site and the Geotechnical Engineer approved use of such material.
 - Rock or similar material greater than 12 inches in diameter shall not be placed in the fill unless recommended for such placement have been approved by the Geotechnical Engineer and approved in advance by the Building Official. Location, extent and elevation of rock shall be shown on an "As-Graded" grading plan.
 - Continued inspection by the Geotechnical Engineer, or a responsible representative, shall be provided during all fill placement and compaction operation where fills have a depth greater than 30 feet or slope steeper than 2:1. Section 3117.7 of the Los Angeles Building Code.
 - Continuous inspection by the Geotechnical Engineer, or a responsible representative shall be provided during all sub-drain installations. Section 1317.2 of the Los Angeles Building Code.
 - All sub-drains shall be in accordance with the plan and elevation. Sub-drain installation must be shown on an "As-Graded" grading plan.
 - FIB slope in excess of 2:1 (except runs are to be constructed by the placement of soil at sufficient distance beyond the proposed FIB slope) by geotechnical equipment to be operated at the water limits of the final slope surface. The excess FIB to be removed prior to completion of rough grading. Other construction procedure may be used when it is demonstrated to the satisfaction of the Building Official that the angle of slope, construction method and other factors will have equivalent effect. (Section 3114 of the Los Angeles County Building Code).

PLANTING AND IRRIGATION NOTES:

- Planting and irrigation on graded slopes must comply with the following minimum guidelines:
 - The surface of all cut slopes more than 5 feet in height and fill slopes more than 3 feet in height shall be protected against damage by erosion by planting with grass or groundcover plants. Slopes exceeding 15 feet in vertical height shall also be planted with shrubs. Slopes not to exceed 10 feet in centers, or trees, spaced at not to exceed 20 feet in centers, and a combination of shrubs and trees at equivalent spacing, in addition to the grass or groundcover plants. The planting selected and planting method shall be suitable for the soil and climatic conditions of the site.
 - Plant material that is selected for such placement shall produce a covering of permanent planting effectively controlling erosion. Consideration shall be given to deep-rooted planting material needing limited watering, maintenance, high root to shoot ratio, wind susceptibility and fire-resistance characteristics.
 - Planting shall be done in accordance with the recommendations by the building official. (Section 3116.4 of the County of Los Angeles Building Code).
- Slopes required to be planted by Section 3116.4 shall be provided with an approved system of irrigation that is designed to cover all portions of the slope. Irrigation system plans shall be submitted and approved prior to installation. A functional test of the system may be required if the slopes are less than 20 feet in vertical height, have little to permit hand watering will be as capable if such hose shall be used to water the slopes. The system shall be installed at a slope not longer than 50 feet is necessary for irrigation. The requirement for permanent irrigation systems may be modified upon specific recommendation of a landscape architect or horticulturist, but, because of the type of plants selected, the planting methods used and the soil and climatic conditions at the site, irrigation system shall not be necessary for the maintenance of the slope planting. (Section 3116.4 of the County of Los Angeles Building Code).
- Other governmental agencies may have additional requirement for landscaping and irrigation. It is the responsibility of the applicant to coordinate with other agencies to meet their requirements while maintaining compliance with the County of Los Angeles Building Code. County Department of Public Works Caltrans (City of _____) encroachment permit.
- The planting and irrigation system shall be installed in accordance with the rough grading. Prior to final grading approval all required slope planting must be well established. (Section 3116.4 of the County of Los Angeles Building Code).
- This project requires a landscape plan per Chapter 71 of the Los Angeles County Building Code. Prior to rough grade approval Landscape Plans must be submitted and approved by the Department of Public Works, Land Development Division, 390 S. Fremont Ave., Alhambra, 31 Floor, CA, 91803, (626) 458-9271.

ATTACHMENT "A" NOTES

- EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORMWATER FROM THE PROJECT AT ALL TIMES.
- EROSION SEDIMENTATION AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSE, OR WIND.
- STACKHOLDS OF EARTH AND OTHER CONSTRUCTION RELATED MATERIAL MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCE OF WIND OR WATER.
- ALL SLOES, GRASS, SOIL TESTS, AND OTHER POLLUTANT MATERIAL MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SITE, AND SURFACE. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SKILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SOILS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- EXCESS ROOF WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINFALL AND DISPERSAL BY WIND.
- SEDIMENTATION AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADS MUST BE STABILIZED SO AS TO PREVENT SEDIMENTATION FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- ANY SLOPES WITH DISTURBED SOILS OR DEVOID OF VEGETATION MUST BE STABILIZED SO AS TO PREVENT EROSION BY WIND AND WATER.
- AS THE PROJECT OWNER AUTHORIZED AGENT OF THE OWNER, I HAVE READ AND UNDERSTAND THE REQUIREMENTS LISTED ABOVE. I HEREBY CERTIFY THAT THE CONSTRUCTION OF THIS PROJECT WILL COMPLY WITH THESE REQUIREMENTS.

PRINT NAME: OWNERS NAME OR AUTHORIZED AGENT DATE
 SIGNATURE: OWNERS NAME OR AUTHORIZED AGENT DATE

AS CIVIL ENGINEER OF THE PROJECT, I HAVE REVIEWED AND VERIFIED LOCATIONS AND PURPOSES OF EASEMENTS, AND THEY ARE ACCURATELY PORTED ON THESE PLANS. I HAVE VERIFIED THE PROPOSED CONSTRUCTION DOES NOT INTERFERE WITH AND CONFORMS WITH THE INTENDED USE OF THE EASEMENT.

CIVIL ENGINEER STAMP AND SIGNATURE DATE

PROJECT INFORMATION:

- GENERAL INFORMATION:**
- EXISTING PERMIT APPLICATION NO. _____
 - EARTHWORK VOLUMES:
 - GR CUT: _____ CU YD
 - OVERLAP: _____ CU YD
 - EMPOV: _____ CU YD
 - REMOVAL & COMPACTION: _____ CU YD
 - EMPOV: _____ CU YD
 - TO BE RE-INSTALLED: _____ CU YD
 - 6.34' above _____
 - EXPORT LOCATION: _____
 - TOTAL DIST. REB. AREA: _____ SQ. FT.
 - PRE-DEVELOPMENT IMPERVIOUS AREA: _____ SQ. FT.
 - POST-DEVELOPMENT IMPERVIOUS AREA: _____ SQ. FT.
 - WASTE DISCHARGE IDENTIFICATION NO.: _____
 - CONSTRUCTION & DEMOLITION PERMITS: _____
 - RECYCLING AND REUSE PLAN (RRP ID): _____
 - HIDES: _____

PROPERTY INFORMATION:

- PROPERTY ADDRESS: 22350 SWENSON DRIVE
- TRACT/ARCEL MAP NO.: 04
- LOT/ARCEL NO.: _____
- PROPERTY OWNER: YOUSSEF MOUZAYA
- ASSESSORS ID NO.: 444 921 001

- ZONING AND REGIONAL PLANNING INFORMATION:**
- PROPERTY ZONING: R-1
 - ENVIRONMENTAL USE: SINGLE FAMILY RESIDENCE**
 - CERTIFICATE OF COMPLIANCE: YES
 - MOY PLAN NO.: _____
 - CONDITIONAL USE PERMIT: YES
 - COASTAL DEVELOPMENT PERMIT: YES
 - COMMUNITY STANDARDS DISTRICT: _____
 - CALIFORNIA COASTAL COMMISSION AREA: YES
 - REGIONAL PLANNING CASE: RFP

ESTIMATED EARTHWORK QUANTITIES

ESTIMATED CUT: 543 CY ESTIMATED EXPORT: 325 CY
 ESTIMATED FILL: 218 CY ESTIMATED IMPORT: 2 CY

ESTIMATED OVER-EXCAVATION TB

EARTHWORK QUANTITIES BREAKDOWN NOTE:

Note: Planting need not be provided for cut slopes rich in character and not subject to damage by erosion and any slopes protected against erosion damage by other methods which methods have been specifically recommended by a soil engineer, registered geologist, or equivalent authority and found to offer erosion protection equal to that provided by the planting specified above.

Soil types to be planted by Section 3116.4 shall be provided with an approved system of irrigation that is designed to cover all portions of the slope. Irrigation system plans shall be submitted and approved prior to installation. A functional test of the system may be required if the slopes are less than 20 feet in vertical height, have little to permit hand watering will be as capable if such hose shall be used to water the slopes. The system shall be installed at a slope not longer than 50 feet is necessary for irrigation. The requirement for permanent irrigation systems may be modified upon specific recommendation of a landscape architect or horticulturist, but, because of the type of plants selected, the planting methods used and the soil and climatic conditions at the site, irrigation system shall not be necessary for the maintenance of the slope planting. (Section 3116.4 of the County of Los Angeles Building Code).

BENCHMARK:

TOP OF NORTH END OF DRAIN 4.31075' 50' 0" CL
 SCHULENBER ROAD & 20M (65') 50' 0" CL TILBARD ROAD (PT)
 ELEVATION: 221.11'
 BM NUMBER: 6421

ATTACHMENT "B" NOTES

THE FOLLOWING BMPs AS OUTLINED IN, BUT NOT LIMITED TO, THE CALIFORNIA STORMWATER BEST MANAGEMENT PRACTICES HANDBOOK (JANUARY 2008, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY PROJECT ENGINEER OR THE BUILDING OFFICIAL).

- EROSION CONTROL**
- EC1 - SCHEDULING
 - EC2 - PRESERVATION OF EXISTING VEGETATION
 - EC3 - HYDROLOGIC MULCH
 - EC4 - HYDROSEEDING
 - EC5 - SOIL BERMERS
 - EC6 - STRAW MULCH
 - EC7 - GEOTEXTILES & MATS
 - EC8 - HOOD MULCHING
 - EC9 - LERTH DRAINS AND DRAINAGE SWALES
 - EC10 - TREATY DISINTEGRATION DEVICES
 - EC11 - SLOPE DRAINS
 - EC12 - STREAM BANK STABILIZATION
 - EC13 - POLYACRYLAMIDE
- TEMPORARY SEDIMENT CONTROL**
- SET - SILT FENCE
 - SE2 - SEDIMENT BASIN
 - SE3 - SEDIMENT TRAP
 - SE4 - CHECK DAM
 - SE5 - FILTER ROLL
 - SE6 - GRAVEL BAG BERM
 - SE7 - STREET SWEEPING AND VACUUMING
 - SE8 - SANDING BARRIER
 - SE9 - STRAW BALE BARRIER
 - SE10 - STORM DRAIN INLET PROTECTION
- WIND EROSION CONTROL**
- WE1 - WIND EROSION CONTROL
- EQUIPMENT TRACKING CONTROL**
- TC1 - STABILIZED CONSTRUCTION ENTRANCE EXIT
 - TC2 - STABILIZED CONSTRUCTION ROADWAY AT
 - TC3 - ENTRANCE/OUTLET TIRE WASH

- NON-STORMWATER MANAGEMENT**
- NS1 - WATER CONSERVATION PRACTICES
 - NS2 - DEWATERING OPERATIONS
 - NS3 - PAVING AND GRADING OPERATIONS
 - NS4 - TEMPORARY STREAM CROSSING
 - NS5 - GEOTEXTILES & MATS
 - NS6 - ILLUICY CONNECTION/CHARGE
 - NS7 - POTABLE WATER IRRIGATION
 - NS8 - VEHICLE AND EQUIPMENT MAINTENANCE
 - NS9 - VEHICLE AND EQUIPMENT FUELING
 - NS10 - PILE DRIVING OPERATIONS
 - NS11 - CONCRETE CURING
 - NS12 - CONCRETE FINISHING
 - NS13 - MATERIAL AND EQUIPMENT USE
 - NS14 - DEMOLITION DRAINAGE TO WATER
 - NS15 - TEMPORARY BATCH PLANTS
- WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL**
- WM1 - MATERIAL DELIVERY AND STORAGE
 - WM2 - MATERIAL USE
 - WM3 - STOCKPILE MANAGEMENT
 - WM4 - SOIL PREVENTION AND CONTROL
 - WM5 - SOLID WASTE MANAGEMENT
 - WM6 - HAZARDOUS WASTE MANAGEMENT
 - WM7 - CONSTRUCTION SOIL MANAGEMENT
 - WM8 - CONCRETE WASTE MANAGEMENT
 - WM9 - SAWDUST/SPRINT WASTE MANAGEMENT
 - WM10 - LIQUID WASTE MANAGEMENT

OVERALL SITE PLAN



LIST OF CONSULTANTS:

CIVIL: GEOWORKS, INC. 5138 COCHRAN ST., 3030 VALLEY, CA, 91368 (818) 322-2396

GEOTECHNICAL: CAL WEST, 889 BIERCE COURT HDY THOUSAND OAKS, CA 91360 (818) 497-1244

SURVEYOR: TFM ASSOCIATES, 155 W. HOSPITALITY LN # 22 SAN BERNARDINO, CA, 92408

ARCHITECT: BRUCE BLOENDER ARCHITECT, 1716 LAS FLORES CYN ROAD MALIBU, 90265 (310) 456-6779

OWNER INFORMATION: YOUSSEF MOUZAYA, 22350 SWENSON DRIVE TOPANGA, CA 90290

PROFESSIONAL SEAL: YOUSSEF MOUZAYA, No. 71455, Exp. Dec 31, 2019, CIVIL ENGINEER, STATE OF CALIFORNIA

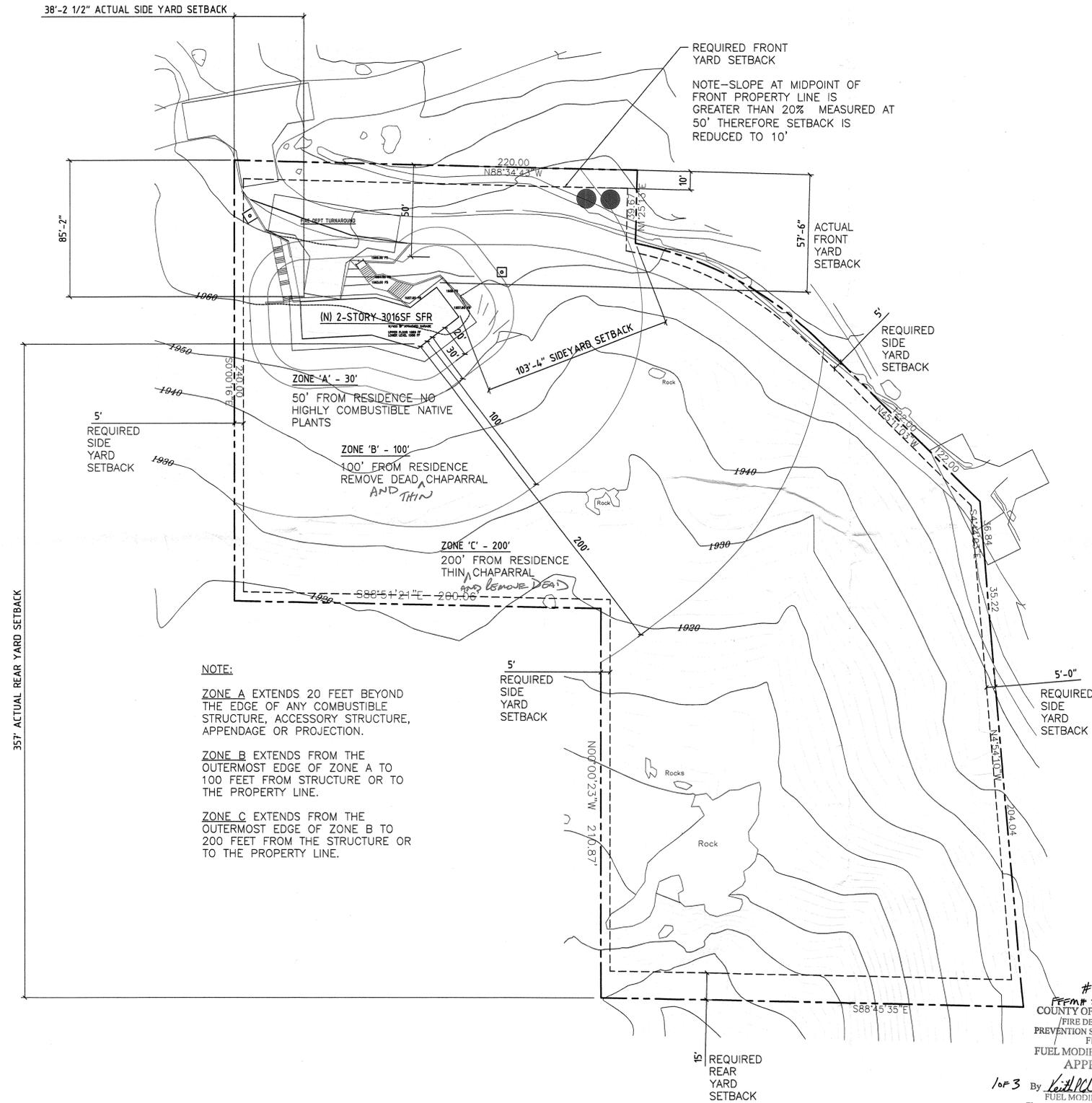
PREPARED BY: GeoWorks, Inc.

SHT. 1	COVER SHEET
SHT. 2	GRADING AND DRAINAGE PLAN
SHT. 3	DETAIL SHEET

SHEET INDEX

COUNTY OF LOS ANGELES
 GRADING AND DRAINAGE PLAN
 22350 SWENSON DRIVE
 SHEET 1 OF 3 JOB No.: GW1503 DATE: 02/19/15

GR XXXX GPC

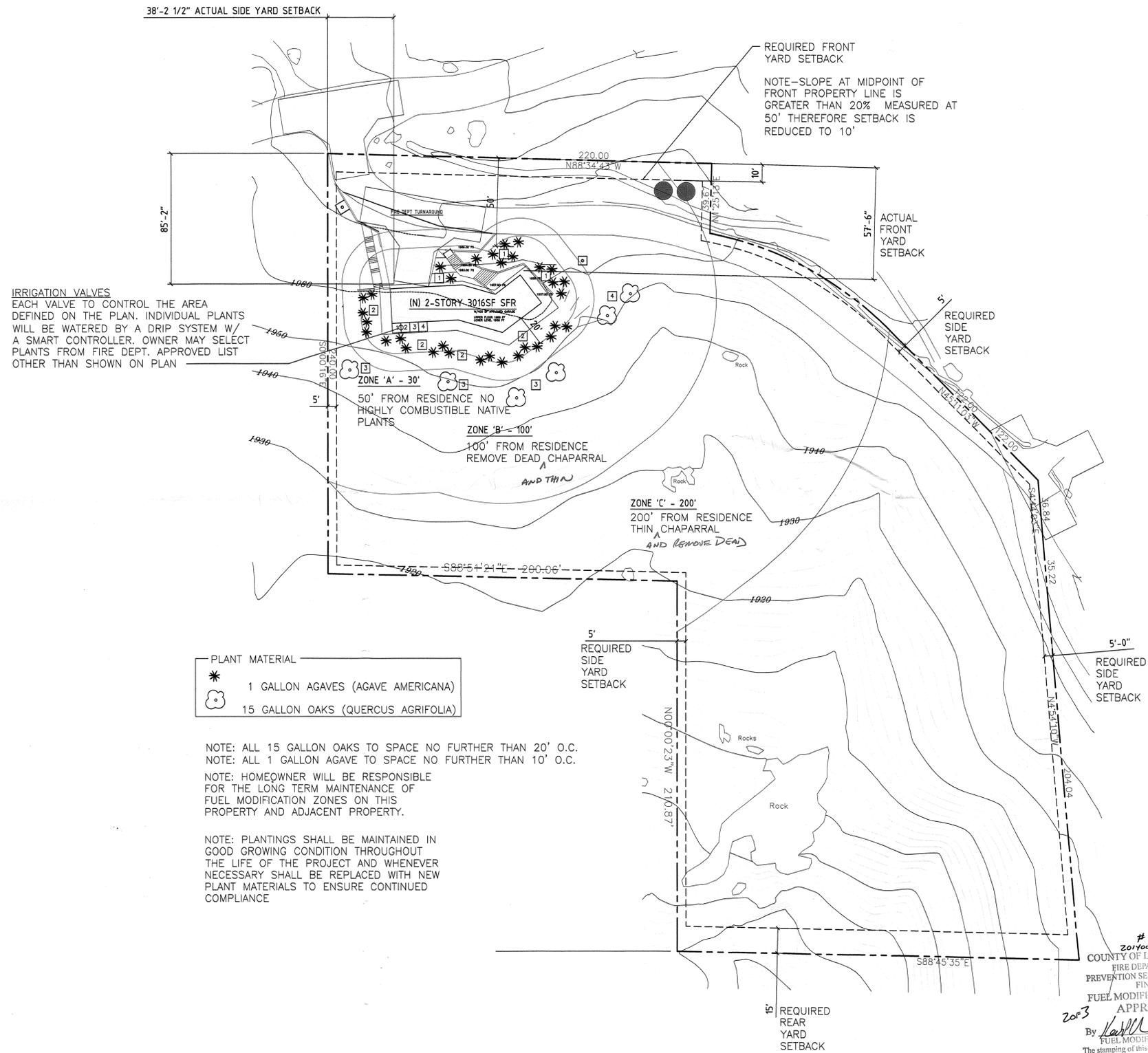


NOTE:
 ZONE A EXTENDS 20 FEET BEYOND THE EDGE OF ANY COMBUSTIBLE STRUCTURE, ACCESSORY STRUCTURE, APPENDAGE OR PROJECTION.
 ZONE B EXTENDS FROM THE OUTERMOST EDGE OF ZONE A TO 100 FEET FROM STRUCTURE OR TO THE PROPERTY LINE.
 ZONE C EXTENDS FROM THE OUTERMOST EDGE OF ZONE B TO 200 FEET FROM THE STRUCTURE OR TO THE PROPERTY LINE.

#5493
 FF# 201400404
 COUNTY OF LOS ANGELES
 FIRE DEPARTMENT
 PREVENTION SERVICES BUREAU
 FINAL
 FUEL MODIFICATION PLAN
 APPROVED

1 of 3 By Keith PCL Date 8/2/14
 FUEL MODIFICATION UNIT
 The stamping of this plan and specifications SHALL NOT be held to permit or to be an approval of the violator of any provisions of any County/City or State law

FUEL MODIFICATION PLAN
 SCALE: 1/32" = 1'-0"



PLANT MATERIAL

* (star symbol)	1 GALLON AGAVES (AGAVE AMERICANA)
☉ (circle with dot symbol)	15 GALLON OAKS (QUERCUS AGRIFOLIA)

NOTE: ALL 15 GALLON OAKS TO SPACE NO FURTHER THAN 20' O.C.
 NOTE: ALL 1 GALLON AGAVE TO SPACE NO FURTHER THAN 10' O.C.
 NOTE: HOMEOWNER WILL BE RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF FUEL MODIFICATION ZONES ON THIS PROPERTY AND ADJACENT PROPERTY.

NOTE: PLANTINGS SHALL BE MAINTAINED IN GOOD GROWING CONDITION THROUGHOUT THE LIFE OF THE PROJECT AND WHENEVER NECESSARY SHALL BE REPLACED WITH NEW PLANT MATERIALS TO ENSURE CONTINUED COMPLIANCE

5493
 20140701
 COUNTY OF LOS ANGELES
 FIRE DEPARTMENT
 PREVENTION SERVICES BUREAU
 FINAL
 FUEL MODIFICATION PLAN
 APPROVED
 By *[Signature]* Date *8/2/14*
 2013
 FUEL MODIFICATION USE
 The stamping of this plan and approval shall NOT be held so as to constitute approval of the violation of any provisions of any County/ City Ordinance.



LANDSCAPE AND IRRIGATION PLAN
 SCALE: 1/32" = 1'-0"

ASSESSMENT NOTES AND MAINTENANCE AGREEMENT FOR FUEL MODIFICATION PLAN #5493

Zone A – Setback Zone

- Extends 20 feet beyond the edge of any combustible structure, accessory structure, appendage or projection. Overhangs or other parts of the structure not accurately reflected on the plans may negate the approval of plant location on the approved plan.
- Irrigation by automatic or manual systems shall be provided to landscaping to maintain healthy vegetation and fire resistance.
- Landscaping and vegetation in this zone shall consist primarily of green lawns, ground covers not exceeding 6 inches in height, and adequately spaced shrubs. The overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
- Plants in Zone A shall be inherently highly fire resistant and spaced appropriately. Species selection should be made referencing the Fuel Modification Plant List. Other species may be utilized subject to approval. Final or revised Plans submitted after 6 months from the initial submittal will have plants in all zones evaluated based on the most current Fuel Modification Plant List available from the Fuel Modification Unit.
- Except for dwarf varieties or mature trees small in stature, trees are generally not recommended within Zone A.
- Target species will typically not be allowed within 30 or more feet of combustible structures and may require removal if existing on site.
- Vines and climbing plants shall not be allowed on any combustible structure requiring review.

Zone B – Irrigated Zone

- Extends from the outermost edge of Zone A to 100 feet from structure.
- Irrigation by automatic or manual systems shall be provided to landscaping to maintain healthy vegetation and fire resistance.
- Landscaping and vegetation in this zone shall typically consist primarily of green lawns, ground covers, and adequately spaced shrubs and trees.
- Unless otherwise approved, Ground covers shall be maintained at a height not to exceed 6 inches in Zone A and B. If on a slope 12 inches is acceptable in Zone B within 50 feet of a structure and 18 inches beyond 50 feet. The overall characteristics of the landscape shall provide adequate defensible space in a fire environment. Specimen native plants may be approved to remain if properly maintained for adequate defensible space. Annual grasses and weeds shall be maintained at a height not to exceed 3 inches.
- Plants in Zone B shall typically be fire resistant and spaced appropriately. Species selection should be made referencing the Fuel Modification Plant List. Other species may be utilized subject to approval.
- Vegetation in this zone may consist of modified existing native plants, adequately spaced ornamental shrubs and trees, or both. There may also be replacement landscape planting with ornamental or native species to meet minimum slope coverage requirements of City or County agencies or other Landscape or Hillside ordinances. In all cases the overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
- Target species will typically not be allowed within 30 or more feet of combustible structures and may require removal if existing on site. This distance may extend to 50 feet if the situation dictates.
- Irrigation systems are not required for this zone if it consists entirely of native plants. (Native plants are generally not compatible with regular, un-seasonal supplemental water.)
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire Department accesses as to not overhang any structure or access at maturity.

Zone C – Native Brush Thinning Zone

- Extends from the outermost edge of Zone B up to 200 feet from structure or to property line
- Required thinning and clearance will be determined upon inspection. Required clearance may increase to the maximum allowed by the Fire Code as needed because of vegetation growth.
- Irrigation systems are not required for this zone if it consists entirely of native plants. (Native plants are generally not compatible with regular, un-seasonal supplemental water.)
- Vegetation in this zone may consist of modified existing native plants, adequately spaced ornamental shrubs and trees, or both. There may also be replacement landscape planting with ornamental or native species to meet minimum slope coverage requirements of City or County agencies or other Landscape or Hillside ordinances. In all cases the overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
- Plants in Zone C shall be spaced appropriately. Existing native vegetation shall be modified by thinning and removal of those species constituting a fire risk. These species include, but are not limited to chamise, sage, sage brush, and buckwheat.
- Annual grasses and weeds shall be maintained at a height not to exceed 3 inches.
- General spacing for existing native shrubs or groups of shrubs is 15 feet between canopies. Native plants may be thinned by reduced amounts as the distance from development increases.
- General spacing for existing native trees or groups of trees is 30 feet between canopies. This distance may increase or decrease depending on the slope, arrangement of the trees in relation to slope, and the species of tree.

Fire Access Road Zone

- Extends a minimum of 10 feet from the edge of any public or private roadway that may be used as access for fire-fighting apparatus or resources.
- Clear and remove flammable growth for a minimum of 10 feet on each side of Fire Access Roads. (Fire Code 325.10) Additional clearance beyond 10 feet may be required upon inspection.
- Fire access roads, driveways and turnarounds shall be maintained in accordance with fire code. Fire Access Roads shall have unobstructed vertical clearance for a width of 20 feet. (Fire Code 503.2.1)
- Landscaping and native plants within the Fire Access Road Zone shall be appropriately spaced and maintained to provide safe egress in wildland fire environments.
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire Department accesses as to not overhang any structure or access at maturity.

Maintenance

Routine maintenance shall be regularly performed in all zones. Requirements include but are not limited to those items in the Fuel Modification Guidelines and those outlined below:

- Removal or thinning of undesirable combustible vegetation and removal of dead or dying landscaping to meet minimum brush clearance requirements.
- Pruning and thinning to reduce the overall fuel load and continuity of fuels.
- Fuel loads shall be reduced by pruning lower branches of trees and tree-form shrubs to 1/3 of their height, or 6 feet from lowest hanging branches to the ground, to help prevent fire from spreading and make maintenance easier. Trees with understory plants should be limbed up at least three times the height of the underlying vegetation or up to a height of 40 feet, whichever is less, to help prevent fire from spreading upward into the crown.
- Accumulated plant litter and dead wood shall be removed. Debris and trimmings produced by thinning and pruning should be removed from the site or chipped and evenly dispersed in the same area to a maximum depth of 6 inches.
- All invasive species and their parts should be removed from the site.
- Manual and automatic irrigation systems shall be maintained for operational integrity and programming. Effectiveness should be regularly evaluated to avoid over or under-watering.
- Compliance with the Fire Code is a year-round responsibility. Enforcement will occur following inspection by the Fire Department. Annual inspections for brush clearance code requirements are conducted following the natural drying of grasses and fine fuels, between the months of April and June depending on geographic region. Inspection for compliance with an approved Fuel modification Plan may occur at any time of year.
- Brush Clearance enforcement issues on adjacent properties should be directed to the County of Los Angeles Fire Department's Brush Clearance Unit at (626) 969-2375.
- All future plantings shall be in accordance with the County of Los Angeles Fire Department Fuel Modification Guidelines and approved prior to installation. Changes to the approved plan which require an additional plan review will incur a plan review fee.
- Questions regarding landscape planting and maintenance with regard to fire safety should be directed to the Fire Department's Fuel Modification Unit at (626) 969-5205.

Long Term Maintenance Agreement

The property owner(s) agree to be responsible for the long-term maintenance of this Fuel Modification plan, as described herein. A Covenant & Agreement identifying the applicable Fuel Modification Plan will be recorded on the parcel(s) or CC&R's approved, prior to occupancy being granted. Notification of Fuel Modification requirements is to be made upon sale to new owners. Proposed changes to the Final Fuel Modification plan must be submitted to the Fuel Modification Unit for approval, prior to implementation. Plans will be reviewed based on the current plant list. Regular inspections will be performed by the Fire Department to ensure compliance with the approved plan. Failure to comply with the Fuel Modification Plan requirements may result in an Administrative Fine of at least \$500 per violation, as well as possible liens, assessments, and legal action. Violations may also be corrected at the owners expense with the cost placed on the property tax bill with the addition of an Abatement Enforcement Cost of \$648.

YOUSSEF MOUZAYA *[Signature]* 7/8/2014
 Name (Print) Signature Date
 CHARISSE MOUZAYA *[Signature]* 7/13/14
 Name (Print) Signature Date

Approval of this Fuel Modification Plan constitutes approval for only those Codes reviewed as part of the Fuel Modification process and does not replace the needed approval of any other office or agency with jurisdiction and review responsibility for those items which may or may not be illustrated on the plan.

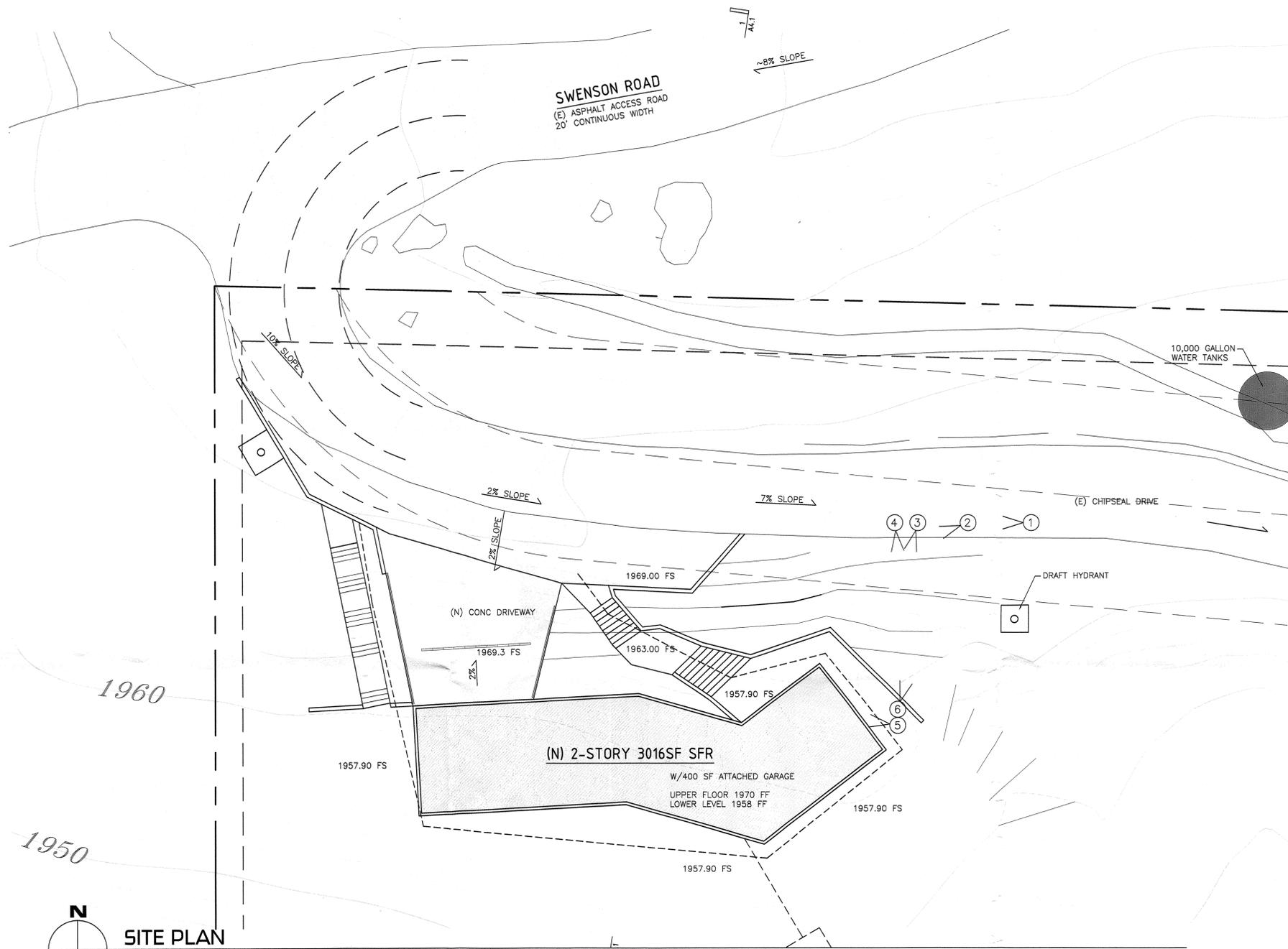
5493
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 COUNTY OF LOS ANGELES
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 By *[Signature]* Date 8/2/14
 FUEL MODIFICATION UNIT
 The stamping of this plan and specifications SHALL NOT be held to permit or to be an approval of the violation of any provisions of any County/City or State law

BRUCE BOLANDER ARCHITECT
 2710 LAS FLORES BVM RD MALIBU 90265
 TEL 310.456.6719 FAX 310.456.6719
 WWW.BRUCEBOLANDER.COM

FLIGHT DATE: 08 JULY 2014
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MOUZAYA RESIDENCE
 22350 SWENSON DR
 TOPANGA, CA 90290

ASSESSMENT NOTES & MAINTENANCE



SITE PLAN
SCALE: 3/32" = 1'-0"



FUEL MODIFICATION SET

BRUCE BOLANDER ARCHITECT
2710 LAS FLORES CWN RD MALIBU 90265
TEL. 310.456.6719 FAX 310.456.9719
WWW.BRUCEBOLANDER.COM

PLOT DATE: 08 JULY 2014
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MOUZAYA RESIDENCE
22350 SWENSON DR
TOPANGA, CA 90290

SITE PHOTOGRAPHS

B R U C E B O L A N D E R
2710 LAS FLORES CANYON ROAD
MALIBU CALIFORNIA 90265
PHONE 3 1 0 4 5 6 6 7 1 9
F A X 3 1 0 4 5 6 9 7 1 9
CALIFORNIA LICENSED ARCHITECT C-29808

10 SEP 2015

TO-LA COUNTY ENVIRONMENTAL REVIEW BOARD
RE-22390 SWENSON DRIVE

DEAR BOARD MEMBERS,

AS A PART OF OUR ERB SUBMITTAL, I WOULD LIKE TO TAKE A MOMENT TO REVIEW THE CONSIDERATIONS AND CHOICES THAT WE HAVE MADE REGARDING THE SELECTION OF THE BUILDING SITE FOR THE SINGLE FAMILY RESIDENCE LOCATED AT 22390 SWENSON DRIVE.

FACTORS LEADING TO THE SELECTION OF THE CURRENTLY PROPOSED SITE-

-PLACED IN THE CLOSEST PROXIMITY TO BOTH SWENSON DRIVE AND TO THE EXISTING ACCESS DRIVE AS POSSIBLE. THIS REDUCES THE AMOUNT OF IMPROVEMENTS THAT WOULD BE REQUIRED FOR THE ACCESS DRIVE AND FIRE DEPARTMENT TURNAROUND. THE CURRENT ACCESS ROAD IS GRAVEL (PERMEABLE) BUT ANY NEW ACCESS ROAD WILL HAVE TO BE REGRADED AND PAVED TO COMPLY WITH THE FIRE DEPARTMENT REQUIREMENTS.

-PROXIMITY TO DEVELOPED PROPERTIES OR PROPERTIES THAT ARE PERMITTED FOR DEVELOPMENT. NEW FUEL MODIFICATION FOOTPRINT IS MINIMAL.

-GREATEST DISTANCE FROM THE ROCK OUTCROPPINGS ON THE SOUTHEAST OF THE SITE AS POSSIBLE.

- SITED IN THE AREA OF THE SITE THAT HAS BEEN PREVIOUSLY DISTURBED TO PERFORM THE REQUIRED GEOLOGIC FEASIBILITY TESTS AS WELL AS TESTS FOR THE ONSITE WASTE WATER SYSTEM. SITE IS FAVORABLE FROM BOTH A GEOLOGIC AND WASTE WATER PERSPECTIVE.

DURING OUR SUBMITTAL REVIEW PROCESS. LA COUNTY STAFF HAS RAISED THE POSSIBILITY OF NATIVE GRASSES GROWING IN THE DISTURBED AREA OF THE PROPERTY. THIS HAS BROUGHT INTO QUESTION WHETHER OR NOT THE PROPOSED BUILDING SITE IS IN FACT THE BEST SITE FOR THE FUTURE HOUSE. IT SHOULD BE NOTED THAT A MAJORITY OF THIS AREA LIES WITHIN THE REQUIRED BRUSH CLEARANCE AREA FOR THE EXISTING ACCESS ROAD AND OTHER RESIDENCES AS SHOWN IN THE ATTACHED FIGURE. THE AREA OUTSIDE OF THESE CLEARANCE ZONES (AND WITHIN THIS SITE'S PROPOSED CLEARANCE ZONE) IS 2740 SF (0.06 ACRES) AND IS NOT CONNECTED TO OTHER NATIVE GRASSLAND.

WE HAVE SINCE LOOKED AT TWO ALTERNATE AREAS AND AFTER DOING SO FEEL LIKE THE PROPOSED HOUSE SITE REMAINS THE BEST LOCATION.

THE HOUSE COULD EITHER MOVE TO THE WEST ALONG THE EXISTING ACCESS ROAD, OR TO THE SOUTH INTO THE CHAPARRAL AND FURTHER FROM THE ACCESS ROAD. OUR OBSERVATIONS FOR EACH CONDITION ARE BELOW.

HOUSE MOVES EAST ALONG EXISTING ACCESS ROAD-

-SITE IS CLOSER TO ROCK OUTCROPPINGS

-SITE IS LOCATED ON STEEPER TERRAIN

-ADDITIONAL GEOLOGIC AND PERCOLATION TESTING WILL BE REQUIRED NEAR OR IN THE ROCK OUTCROPPING AREA. THE NATURE OF THIS TESTING IS FAIRLY INVASIVE, PERFORMED WITH LARGE MACHINERY THAT DESTROYS HABITAT WHEN MOVED ONTO THE TESTING SITE.

-PAVING OF THE ACCESS ROAD WILL BE REQUIRED, INCREASING IMPERMEABLE SURFACE AREA AND SITE RUNOFF.

-OTHER GRASSLAND AREAS ARE LOCATED ALONG THE ACCESS ROAD, SO MOVING THE SITE EAST WILL LIKELY PLACE IT IN OR NEAR ANOTHER AREA WITH SIMILAR POTENTIAL FOR NATIVE GRASSLAND AS THE CURRENT SITE.

-CONSTRUCTION ON STEEPER SLOPES WILL REQUIRE MORE RETAINING WALLS AND GRADING FOR THE RESIDENCE AS WELL AS FOR THE ACCESS ROAD AND TURNAROUND.

-CONSTRUCTION IN AREAS EAST OF THE CURRENT PROPOSED SITE WOULD NECESSITATE REMOVAL OF MORE NATIVE CHAPARRAL PLANTS.

-PLANT MATERIALS ON AND NEAR THE ROCK OUTCROPPINGS ARE EXTREMELY SENSITIVE AND COULD BE NEGATIVELY IMPACTED BY INCREASED DRAINAGE FROM NEARBY CONSTRUCTION.

HOUSE MOVES SOUTH INTO CHAPARRAL-

-IN ORDER FOR THE FUEL MODIFICATION ZONE TO LIE OUTSIDE OF THE GRASSLAND AREA, THE HOUSE WOULD HAVE TO MOVE APPROXIMATELY 200' TO THE SOUTH. THE SOUTHERN PROPERTY LINE SETBACK IS 131 FEET AWAY FROM THE PROPOSED SITE, SO THE HOUSE CANNOT MOVE FAR ENOUGH SOUTH TO AVOID THE POTENTIAL GRASSLAND LYING INSIDE OF THE FUEL MODIFICATION ZONE.

-THE AREA IN BETWEEN THE HOUSE AND EXISTING ACCESS ROAD WOULD INCREASE, WHICH WOULD MEAN INCREASING THE DRIVEWAY LENGTH. BECAUSE OF THE TOPOGRAPHY, THE DRIVEWAY WOULD NEED TO WIND DOWN THE HILLSIDE WHICH WOULD RESULT IN A GREATER IMPACT ON NATURAL VEGETATION.

WE APPRECIATE YOUR TIME IN REVIEWING OUR CONSIDERATIONS.

THANK YOU.

A handwritten signature in black ink, appearing to read 'WBBL' followed by a horizontal flourish.

BRUCE BOLANDER, AIA