

# MEMORANDUM

**DATE:** AUGUST 11, 2005

**TO:** MIKE KAMINO, DIRECTOR OF COMMUNITY DEVELOPMENT

**FROM:** JIM THORSEN, ASSISTANT CITY MANAGER

**SUBJECT:** PUBLIC WORKS CONDITIONS OF APPROVAL FOR HESCHEL WEST SCHOOL, COUNTY PROJECT NO. 98-062; LOCATED IN UNINCORPORATED LOS ANGELES COUNTY, NORTH OF THE 101 FREEWAY AND ABUTTING THE EASTERLY BOUNDARY OF THE CITY OF AGOURA HILLS

Attached are the recommended Conditions of Approval from the Department of Public Works for the aforementioned project.

## PUBLIC WORKS' CONDITIONS:

### General

1. All improvement plans, including, but not limited to, street, drainage, signal, and striping/signage plans, for the entire project must be submitted as one package. This package must also include all supporting studies. All improvement plan sheets shall be 24" x 36" and must have the City's standard signature blocks and be legibly drawn to ensure proper reproduction and adequate record keeping. All lettering on plans shall be a minimum of 80 CL (.08 inch) in size to ensure proper reproduction and microfilming. All original plans shall be drawn in ink. All plans shall be prepared and signed by a California State Registered Civil Engineer.
2. For construction within public right-of-way, an encroachment permit is required in accordance with Agoura Hills Municipal Code. All required applicable fees, securities, and insurance must be posted prior to issuance of the encroachment permit.
3. The applicant shall obtain and pay all costs of acquiring any off-site real property and easements required in connection with this project prior to issuance of a grading permit.
4. The applicant shall enter into a construction agreement with the City, and shall post the necessary improvement securities for all construction work within the public right-of-way, public/utility easements, and for all on-site grading.

5. All Record Drawings ("As-Built" drawings) and supporting documentation shall be submitted to the Department of Public Works prior to scheduling the project's final inspection.
6. All block walls and retaining walls shall be limited to six feet in height.

### **Grading**

7. All grading shall conform to City's Grading Ordinance, Chapter 33 of the Uniform Building Code as modified.
8. A site paving/drainage/grading plan shall be submitted for review and acceptance by the City Engineer. The plans, among other details, shall show existing and proposed contours, proposed utilities, existing and proposed easements, storm water facilities and facilities for the handicapped. The grading plan shall be accompanied by a Soils Report prepared in accordance with the Agoura Hills Guidelines for geotechnical/geological reports. Prior to the issuance of a grading permit the following must be satisfied; the grading plan has been reviewed and accepted by the City Engineer, the applicable plan check, inspection and permit fees have been paid and the grading security has been posted.
9. For any grading operations during the period November 1 and April 1, of each year, the applicant shall submit a wet weather erosion control plan for review and acceptance by the City Engineer.
10. All off-site work shall require written permission from the affected property owner prior to beginning said work.
11. The applicant shall submit to the City Engineer for review and approval the haul route for fill/excavation material.

### **Drainage**

12. A drainage study shall be prepared by a California State Registered Civil Engineer for the review and acceptance by the City Engineer. Hydraulic design shall conform to the current Hydraulic Design Manual of Los Angeles County. Flows shall remain in their historical drainage pattern so as not to impact neighboring properties.
13. Drainage improvements on private property shall be continually maintained, repaired, and replaced by the property owner. The applicant shall obtain appropriate permits from regulating agencies prior to drainage improvements within any streambed.
14. All storm drain improvements within the City limits shall be reviewed and approved by the City Engineer and Los Angeles County Public Works. Prior to acceptance of the improvements, the applicant shall transfer all storm drain maintenance responsibilities over to the Los Angeles County Public Works Department.

15. Prior to the issuance of a grading permit, the applicant shall submit a Standard Urban Storm Water Mitigation Plan (SUSWMP) that shall be subject to approval by the City Engineer. The applicant shall incorporate the Standard Urban Storm Water Mitigation Plan for commercial projects as outlined in the Model Program for Stormwater Management Within the County of Los Angeles. This will require detention and treatment of the first 0.75 inches of surface runoff during a rainstorm.
16. The SUSWMP shall identify pollutant sources, and shall include design and recommend construction and implementation of stormwater pollution prevention measures in order to reduce pollutants and erosion in storm water discharges from the construction site during the construction period and after construction as required.

### **Streets/Traffic**

17. Prior to issuance of any building permit, the applicant shall pay the full amount of the Arterial Street System Development Fee (TIF) specified in the City of Agoura Hills Municipal Code. The estimated fee of \$1,239,520 is based on 508 pm peak trips at a rate of \$2,440 per trip. Actual fees will be determined at the time of building permit issuance. The applicant is eligible to receive reimbursement of the TIF payment for all improvements that are on Palo Comado Canyon Road and at the interchange. The applicant shall submit all invoices paid demonstrating actual costs incurred to construct the improvements. The City Engineer shall review and approve all eligible reimbursement costs.
18. The applicant shall design and construct the westerly one-half (32 feet) of Palo Comado Canyon Road improvements from the intersection of Chesebro Road/Driver Avenue to the existing improvements that abut the existing service station. The design shall be completed and accepted by the City of Agoura Hills prior to issuance of a grading permit. The construction improvements shall be completed and accepted prior to occupancy of any structure on the project site.
19. Prior to issuance of a grading permit, the applicant shall design street improvements at the Canwood Street/Chesebro Road/Driver Avenue/Palo Comado Canyon Road intersection. The street improvements shall include the construction of an eastbound and westbound exclusive left turn lane in addition to a shared through/right turn lane on Driver Avenue and Palo Comado Canyon Road. These improvements may require the road widening on the north side of Driver Avenue west of Chesebro Road. Said design shall be reviewed and approved by the City of Agoura Hills . Prior to occupancy of any structure on the project site, the applicant shall fully construct and have accepted by the City of Agoura Hills, said street improvements at Canwood Street/Chesebro Road/Driver Avenue/Palo Comado Canyon Road intersection.
20. Prior to issuance of a grading permit, the applicant shall design a roundabout at the intersection of the U.S. 101 northbound freeway ramp and Palo Comado Canyon Road/Canwood Street. Said roundabout design shall be reviewed and approved by

Caltrans and the City of Agoura Hills prior to issuance of said grading permit for the project. The applicant shall be solely responsible for acquiring any off-site right-of-way as necessary to construct the full improvements for the roundabout. The applicant shall dedicate to the appropriate agency (Caltrans or City of Agoura Hills) the right-of-way for roundabout. Prior to occupancy of any structure on the project site, the applicant shall fully construct and have accepted by Caltrans and the City of Agoura Hills the roundabout street improvements.

21. In lieu of the three previous conditions (Conditions no. 18, 19, and 20) and prior to issuance of a grading permit for the site, the applicant shall:
  - Design a new intersection (mid-block) on Palo Comado Road approximately 200 feet east of Chesebro Road. Said design shall be reviewed and approved by the City of Agoura Hills. Said road improvements shall include a realignment of the existing southerly road section of Chesebro Road/Canwood Street (south of Driver Avenue) to align with the applicants proposed driveway. Said realignment will require construction of curbs, gutter, sidewalk, pavement, signing and striping and possible utility relocation. The applicant shall be solely responsible for acquiring any off-site right-of-way as necessary to construct the full improvements for the realigned roadway and then have said acquired property dedicated to the City of Agoura Hills. The applicant shall fully construct the mid-block improvements and street realignment prior to occupancy of any structure on the project site.
  - Design full width street improvements for Palo Comado Canyon Road from the existing intersection of Driver Avenue/Chesebro Road to the US101 Freeway offramp. Said improvements shall include a 64-foot travel way within the existing right-of-way. The applicant shall fully construct the Palo Comado Canyon Road improvements prior to occupancy of any structure on the project site.
  - Design a traffic signal for both the new mid-block intersection and for the intersection of US101 westbound freeway ramp/Palo Comado Canyon Drive. Said signal design shall be reviewed and approved by the City of Agoura Hills and Caltrans. The applicant shall fully construct both signals prior to occupancy of any structure on the project site.

The applicant shall prepare all documentation in order to vacate any surplus right-of-way as determined by the City to include: (1) Canwood Street between Palo Comado Canyon Road and the easterly terminus of Canwood Street and (2) Chesebro Road south of Driver Avenue. The applicant shall prepare all legal descriptions, exhibits, and submit title information.

22. The applicant shall design and construct a new signal at Chesebro Road and US 101 eastbound ramps at Dorothy Drive. The design shall be reviewed and approved by Caltrans and the City of Agoura Hills prior to issuance of a grading permit. The applicant shall fully construct the signal prior to occupancy of any structure on the project site.

23. The applicant shall pay to the City of Agoura Hills a pro-rata fair share of a traffic signal for both the impacted intersections of Laura La Plante Drive/Agoura Road and also Chesebro Road/Palo Comado Canyon Road (south of the US101 freeway). Said pro-rata fee shall be based upon 25% of the cost of a signal as calculated by the City of Agoura Hills .
24. All walls adjacent to public right-of-way shall be located entirely on private property.

#### Utilities

25. The applicant shall underground all existing overhead utilities within the public right-of-way for those street areas that are reconstructed by this project. This shall include any utilities along the westerly half of Palo Comado and also any portion of the realigned Canwood Street south of Driver Avenue.
26. The applicant shall relocate those underground facilities such as water and sewer to coordinate and align with the construction of new street improvements to be constructed by the project. This shall include any utilities along the westerly half of Palo Comado and also any portion of the realigned Canwood Street south of Driver Avenue.