

CONDITIONS OF APPROVAL (Case Nos. 06-CUP-001 and 06-OTP-001)

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, Grading Plans and Landscape 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. All structures shall conform with the requirements of the Division of Building and Safety of the City of Agoura Hills.
13. 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.
14. Unless Conditional Use Permit Case No. 06-CUP-001 and Oak Tree Permit Case No. 06-OTP-001 are 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.
15. The applicant shall comply with the school impact fee requirements of the Las Virgenes Unified School District. The current fee is \$2.63 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 \$ 0.7876 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 City Building Code requires all new residences to be protected by a residential fire sprinkler system.
20. 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.

ENGINEERING/PUBLIC WORKS DEPARTMENT CONDITIONS

General

21. All improvement plans, including, but not limited to, street, grading/drainage, sewer, storm drain, 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.
22. 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.
23. A soils report shall be prepared and submitted in accordance with the Agoura Hills Guidelines for geotechnical/geological reports.
24. All Record Drawings ("As-Built" drawings) and supporting documentation shall be submitted to the Engineering Department prior to issuance of the final Certificate of Occupancy.
25. A title report is required to be submitted with the project plans. The plans shall show all proposed and existing easements.
26. Prior to issuance of a grading permit, applicant shall submit cost estimates of public improvements to City Engineer for approval.
27. The developer/owner shall pay all applicable fees and deposits prior to issuance of certificate of occupancy.
28. A Transportation Impact Fee (TIF) in the amount of \$2,440 is due prior to issuance of Certificate of Occupancy.

Grading

29. All grading shall conform to City's Grading Ordinance, Chapter 33 of the Uniform Building Code, as modified. Cut and fill slopes shall be limited to 25 feet in height.
30. Detailed grading/drainage plan stamped and signed by a California Registered Civil Engineer. The grading/drainage plan shall be prepared using existing benchmark datum and clearly show existing and proposed contour lines. The plan shall also show: existing Oak trees, pad and finish floor elevations, all retaining and/or block walls, which shall be limited to 6 feet in height, and street improvement limits/cross

- sections. The grading/drainage plan shall show existing grades, other off-site improvements for a minimum of 25' outside of the property boundaries, all existing and proposed utilities, and all utility connections from the street to the site, all existing and proposed easements and all property lines.
31. 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.
 32. Prior to approval of foundation by Building & Safety Department, applicant shall submit a grading report as outlined in Section 3304.20 of the City's Municipal Code. Report information shall include, but is not limited to, building pad and grade certifications. Building pad certifications must be completed by the applicant's project Civil Engineer. Grade certifications must be completed by the applicant's Civil Engineer and Geotechnical Engineer and/or Geologist. All certifications must be signed and stamped by State licensed professionals.

Drainage

33. A Storm Water Pollution Protection Plan (SWPPP) shall be prepared in compliance with the Development Construction Model Program for Stormwater Management within the County of Los Angeles, and shall be subject to approval by the City Engineer. The SWPPP shall identify pollutant sources, and shall include design and recommend construction and implementation of stormwater pollution prevention measures in order to reduce pollutants in stormwater discharges from the construction site during the construction period, and after construction as required.
34. For any grading operations conducted between October 1 and April 15 of each year, the applicant shall revise the SWPPP for review and acceptance by the City Engineer.
35. Prior to issuance of a grading permit, the applicant shall prepare a Standard Urban Stormwater Mitigation Plan (SUSMP), as outlined in the Development Planning Model Program for Stormwater Management within the County of Los Angeles, subject to approval by the City Engineer. The plan and hydrology study will demonstrate treatment of the first ¾" of rainfall, as required by the Model Program.
36. If any SUSMP treatment methods are structural in nature, a Best Management Practice (BMP) Covenant and Deed Restriction shall be prepared and recorded with the Los Angeles County Recorder's Office by the applicant prior to issuance of a Certificate of Occupancy.

Utilities

37. The applicant shall obtain plan approval for septic system purposes by the Los Angeles County Department of Health prior to issuance of grading permit.

38. The applicant shall submit evidence to the City Engineer that all water fees have been paid to Las Virgenes Municipal Water District (LVMWD) and Los Angeles County prior to issuance of a grading permit.

GEOTECHNICAL CONDITIONS

39. The applicant shall comply with all of GeoDynamics, Inc.'s (The City of Agoura Hills' Geotechnical Consultant) Conditions of Approval letter dated December 28, 2006.

OAK TREE AND LANDSCAPING CONDITIONS

Oak Trees

40. If required after final design of the driveway improvements are approved, the applicant is permitted to remove Oak Tree Numbers 23, 24 and 25 to construct the required driveway as shown on the approved grading concept. It is the applicant's responsibility to obtain permission for removal of these trees from the adjacent property owner. The City of Agoura Hills shall have no liability or responsibility in that regard.
41. To mitigate the loss of the three oak trees, the applicant shall plant oak trees within the site at a minimum ratio of 4:1. Six (6) of the trees shall be at least twenty-four inch (24") box-size and three (3) of the trees shall be at least thirty-six inch (36") box-size. The total diameter of replacement trees planted must equal at least twenty-five (25) inches. The trees species shall include both *Quercus agrifolia* (Coast Live Oak) and *Quercus lobata* (Valley Oak). The final size, species and planting location of the trees shall be subject to the approval of the City Oak Tree Consultant.
42. The mitigation oak trees shall be maintained in perpetuity. Should any of the mitigation oak trees fail, they shall be replaced in accordance with the provisions of the Oak Tree Preservation and Protection Guidelines.
43. The applicant is permitted to encroach within the protected zone of Oak Tree Number 22 to construct the approach to the garage as shown on the approved grading concept.
44. The applicant is permitted to encroach within the protected zone of Oak Tree Numbers 26, 28 and 29 to construct the driveway as shown on the approved grading concept.
45. The applicant is required to shall utilize porous paving materials for the driveway and parking areas for the residence.
46. The proposed residence will require various utility runs into the site. The applicant is therefore permitted to encroach within the protected zone of Oak Tree

- Numbers 22, 26, 28, and 29 to install the required utilities. The exact location of the utilities must be shown on the final grading plan and is subject to the review and approval of the City Oak Tree Consultant. All trenches for utilities must be tunneled or dug by hand under observation of the project arborist or the City Oak Tree Consultant.
47. Prior to the start of any mobilization or construction activities on the site, Oak Tree Numbers 19, 22, 26, 27, 28, 29, 31, and 32 shall be fenced at the edge of the protected zone in strict accordance with Article IX, Appendix A, Section V.C.1.1 of the City of Agoura Hills Oak Tree Preservation and Protection Guidelines. The City Oak Tree Consultant shall approve the fencing location subsequent to installation and prior to the start of any mobilization or work on the site.
 48. 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.
 49. Prior to occupancy, each existing and new oak tree shall be mulched throughout the dripline with three inches (3") of approved organic matter.
 50. 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.
 51. 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.

Landscape

52. The applicant shall remove all Castor Bean and Star Thistle on the property prior to occupancy. The landscape plans should contain a note regarding Castor Bean and Star Thistle Removal and methods.
53. Prior to the issuance of a building permit, the applicant shall submit three (3) sets of landscape plans, meeting the following requirements, for review by the City Landscape Consultant and approved 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:
 - a. Design and static pressures
 - b. Point of connection

- c. Backflow protection
 - d. Valves, piping, controllers, heads, quick couplers
 - e. Gallon requirements for each valve
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. All landscaping shall be irrigated and maintained in perpetuity in accordance with the approved Landscape Plan.
63. In order to reflect the native resources of the area, the planting plan shall include locally native plants. Non-native ornamentals, if used, shall be restricted to the main pad area around the residence.
64. The project site contains areas of viable Coastal Sage Scrub. Prior to commencement of construction, the applicant shall meet with the City Landscape Consultant to identify areas to be preserved by fencing to the limit of work with chain-link fencing. This fencing shall remain in place until the completion of construction and removal is approved by the City Landscape Consultant.

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 outstanding fees owed to the City, if any, shall be paid by the applicant within thirty (30) days from the date of this approval.
70. Construction traffic and related vehicular routes shall be submitted and shall be subject to review and approval by the City Engineer prior to issuance of a grading permit.
71. The driveway and hardscape surfaces shall consist of permeable or semi-permeable materials approved by the Director of Planning and Community Development.
72. Any new building or structure not shown on the approved Site Plan shall be subject to approval of a Conditional Use Permit from the Planning Commission.

END