

**CONDITIONS OF APPROVAL**  
**(CASE NOS. 06-SPR-006 Amendment & 06-OTP-024 Amendment)**

STANDARD CONDITIONS

1. This decision for approval of the Amendment to the Site Plan/Architectural Review and Oak Tree Permit applications, 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 plans reviewed and approved by the Planning Commission on September 6, 2007: Site Plan, Floor Plan, Elevation Plans, Landscape Plan, Roof Plan and Grading Plan.
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. Unless this approval is used within one year from the date of City approval, Case No. 06-SPR-006 Amendment and 06-OTP-024 Amendment will expire on September 6, 2008. A new application may be filed in the event that additional time is required.
7. The applicant or property owner shall obtain a Building Permit from the Department of Building and Safety prior to construction of any structures.
8. The applicant shall obtain a building permit and commence construction before September 6, 2008, or the entitlement will become void.
9. All Conditions of Approval in Resolution No. 885, except as modified herein, are valid and shall remain valid for the life of the project. The Conditions of Approval in Resolution No. 885 are amended as follows:

“PUBLIC WORKS CONDITIONS

Prior to Permitting

General:

10. It should be noted that all outstanding requirements as previously conditioned under approved Resolutions #747 and #748 for Case No. 02-SPR-016, as well as conditions added when the case was extended under Case No. 06-SPR-006 are still applicable. The requirements contained in this report are added as an amendment to those previously approved conditions. Unless otherwise approved by the City Engineer, the conditions in this report shall govern in the event of any discrepancies with previous conditions.
11. Prior to Building Permit issuance, record Parcel Map No. 27094 pursuant to the Subdivision Map Act and in accordance with City Code. Provide a duplicate photo mylar of the recorded map to the City Engineer. NOTE: Map must be recorded prior to issuance of a Building Permit. This requirement cannot be deferred until Occupancy.
12. The project will require a subdivision map to be processed, and this development plan shall only proceed to the Planning Commission concurrently with the required subdivision map. Tentative Parcel Map #27094 has been submitted for concurrent processing.
13. All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California, and submitted to the City Engineer for review and approval.
14. For all work within public right-of-way, the applicant shall obtain an Encroachment Permit. Prior to issuance of this permit, all public improvement plans, which include but are not limited to, street, water, sewer, storm drain, lighting, signing and striping, etc shall be reviewed and approved by the City Engineer. Water plans shall be designed to meet LVMWD standards and contain a signature block for the City Engineer. All associated fees and securities shall be based upon completed Engineering Cost Estimate forms, approved by the Engineering Department. Forms are available for download from the City's website at [www.ci.agoura-hills.ca.us](http://www.ci.agoura-hills.ca.us).
15. Applicant shall pay all applicable Transportation Impact Fees (TIF) to the Building and Safety Department.
16. All existing street and property monuments within or abutting this project site shall be preserved consistent with AB1414. If during construction of onsite or offsite improvements monuments are damaged or destroyed, the applicant shall retain a licensed land surveyor or civil engineer to reset those monuments per City's Standards and file the necessary information with the County Recorder's office.

17. Detailed on-site utility information shall be shown on the grading plan, which includes, but is not limited to, backflow prevention devices, exact location of laterals water meter size and location, invert elevations and grades for all gravity lines. The grading plan will not be approved by the Engineering Department until this detailed utility information is included on the plans.
18. Grading Plan shall show location(s) of all Oak trees within the vicinity of the site. Applicant shall adhere to all requirements pertaining to Oak trees as outlined in the City's Oak Tree Consultant's Conditions of Approval.
19. The applicant shall submit electronic files (i.e., CAD file, on disc) of project-related off-site improvement plans as deemed necessary by the City Engineer. These electronic files shall accompany original mylars of improvement plans to be approved/signed by the City Engineer. Improvement plans will not be approved by the City Engineer if not accompanied by CAD files.
20. Submit a soils/geology report to the project engineer for review and approval in accordance with Government Code, Section 66434.5 as required by the City Engineer.
21. Prior to issuance of permits from the Engineering Department, this project will require a permit from the following agencies:
  - a. Los Angeles County Flood Control District (LACFCD) – for any encroachment into their right-of-way, and/or connection to their facilities, and for any facilities that will be turned over for their ownership and maintenance.
  - b. Las Virgenes Municipal Water District
  - c. Other Agency: SCE prior to undergrounding any overhead facilities, as well as any other utility purveyors whose overhead facilities is equal to or less than 34.5kV.
22. Building Permits shall not be issued until graded building pad(s) have been certified for compaction and elevation to the City's satisfaction. Contact Engineering Department @ 818.597.7322 for approved City certification forms.
23. Other Conditions: Applicant has the option of entering into a Reimbursement Agreement for this development. Applicant is responsible for informing the City Engineer of any intent to do so and shall prepare any necessary documents needed to complete the agreement as directed by the City Engineer.

Public Improvements:

24. Design full public improvements in accordance with City Code, Specifications, approved specific plan, and/or approved Conditions of Approval for the area. All public improvements shall be designed and constructed to the satisfaction of

the City Engineer. Previous infrastructure plans will continue to be plan checked from the point of the previous check.

25. The following existing streets being cut for new services or being finished with curb and gutter may require an asphalt concrete overlay or slurry seal: Agoura Road. Limits of said overlay/ slurry seal will be determined at the Plan Check phase to the satisfaction of the City Engineer.
26. This property is within the LVMWD service area. Applicant shall make arrangements with LVMWD for those services and provide the City with proof that all LVMWD fees have been paid.
27. Other conditions: In accordance with the City's Municipal Code, Section 9603.1, applicant shall underground all existing electrical overhead distribution lines. Please contact Ramiro Adeva for a copy of said ordinance.

Sewer:

28. No sewer line is available for direct connection. The closest line is approximately 2,000 feet to the west of the site, @ the Agoura Rd-Vejar Drive intersection. Applicant shall be responsible for extending said line eastward from the existing manhole to the easterly property line of the project. Applicant's Engineer shall prepare an improvement plan for a sewer main extension to provide 0.4% minimum grade.

Water:

29. All water facilities shall be designed to comply with all LVMWD requirements. Final plans must be reviewed and approved by LVMWD and City. Prior to Building Permit issuance, applicant shall provide a copy of the "will-serve" letter from LVMWD.

Drainage/Hydrology:

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

Stormwater Quality (NPDES):

31. Prior to the approval of the Grading Plan and issuance of Grading Permits, an Erosion and Sediment Control Plan (ESCP) shall be submitted to and approved by the Engineering Department. The Erosion and Sediment Control Plan shall specifically identify the Best Management Practices (BMPs) that will be implemented on this project, during construction, to reduce the discharge of sediment and other pollutants into the City's storm drain system. Said plan

shall ensure, among other things, that the following minimum requirements are effectively implemented at all construction sites:

- a. Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
  - b. Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to the streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;
  - c. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site;
  - d. Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes; and covering erosion susceptible slopes.
32. Prior to the approval of the Grading Plan and issuance of Grading Permits, a completed Urban Stormwater Mitigation Plan (USMP) shall be submitted to and approved by the **Engineering Department**. The USMP shall be prepared per the Los Angeles County Standard Urban Stormwater Mitigation Plan (SUSMP) design guidelines. SUSMP shall identify, among other things, all Post-Construction, Site Design, Source Control and Treatment Control Best Management Practices (BMPs) that will be incorporated into the development project in order to minimize the adverse effects on receiving waters.

Prior to Issuance of Certificate of Occupancy

33. All remaining fees/ deposits required by the Engineering Department must be paid in full.
34. All requirements including construction of improvements covered in Section 2, must be completed to the satisfaction of the City Engineer.
35. The Applicant's Engineer shall submit a set of **MYLAR**, Record (as-built) Drawings, for off-site improvements, to accurately reflect the constructed improvements. This set of Record Drawings reflecting all change orders during construction, must be submitted to the City via City's inspection prior to scheduling of final inspection for acceptance of the improvements. *Please note that no final inspection will be scheduled and subsequently no release of securities, posted for the project if any, will take place unless **MYLAR**, Record (As-built) Drawings, satisfactory to the City, are submitted.*
36. The applicant shall record a covenant for continued stormwater maintenance, using City-approved forms, with the Los Angeles County. An electronic copy of this document is available on the City's website: [www.agoura-hills.ca.us](http://www.agoura-hills.ca.us).

37. All monuments shall be set in accordance with the final map, and all centerline ties shall be submitted to the Engineering Department. Any monuments damaged as a result of construction, shall be reset to the City's satisfaction."

END