

CONDITIONS OF APPROVAL (CASE NO. PM 27094)

STANDARD CONDITIONS

1. This decision for approval of the Tentative Parcel Map application, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the required forms and related fees with the City.
2. The approval of this permit shall not be effective for any purpose until the applicant and property owner have agreed in writing that they are aware of, and accept all Conditions of this Permit with the Department of Planning and Community Development.
3. Except as modified herein, the approval of this action is limited to and requires the complete conformation to the approved Tentative Parcel Map reviewed and approved by the Planning Commission on September 6, 2007.
4. It is hereby declared to be the intent that if any provision of this Permit is held or declared invalid, the Permit shall be void and the privileges granted hereunder shall lapse.
5. It is further declared and made a Condition of this action that if any Condition herein is violated, the Permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
6. The approval of Tentative Parcel Map No. 27094 shall expire in two (2) years from the date of the Planning Commission approval. A written request for a one (1) year extension may be considered by the city prior to the expiration date.
7. All requirements of the Zoning Ordinance and of the specific Zoning of the subject property must be complied with unless set forth in the Permit or on the approved Parcel Map. Further, the Conditions of Approval for Case Nos. 06-SPR-006 Amendment and 06-OTP-024 Amendment are conditions of this approval.
8. All Conditions of Approval in Resolution No. 748, except as modified herein, are valid and shall remain valid for the life of the project. The Conditions of Approval in Resolution No. 748 are amended as follows:

“PUBLIC WORKS CONDITIONS

9. 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.

Prior to Final Map Recordation

10. Dedicate the following right-of-way in locations listed below:
 - a. Necessary right-of-way along Agoura Road frontage to obtain 50-ft half-street right-of-way as required by the City's General Plan.
 - b. 15-ft public storm drain easement(s) to the City of Agoura Hills over the alignments of those drains that will be publicly owned and maintained. Precise alignment of public drains (and subsequently required easements) shall be determined to the City's satisfaction during the plan check phase.
11. Prepare a fully executed Subdivision Agreement (on City approved format and forms) with accompanying security as required, or complete all public improvements.
12. Provide a Monumentation bond (i.e. cash deposit) in an amount calculated by the Engineering Department or as specified in writing by the applicant's Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater.
13. Provide a preliminary title report not older than 30 days."

END