

CONDITIONS OF APPROVAL (Case Nos. 05-SPR-011 & 05-OTP-036)

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 these Permits 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 approved labeled exhibits: Site Plan; Elevation Plans; Floor Plans, Roof Plan, Landscape Plan and Grading Plan.
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 building until all Conditions of Approval have been complied with as determined by the Director of Planning and Community Development.
9. 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.
10. The applicant shall comply with all applicable Public Health Statutes, Ordinances, and Regulations related to the disposal of sewage.
11. All structures shall conform to the requirements of the Division of Building and Safety of the City of Agoura Hills.

12. 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.
13. Unless this permit is used within two (2) years from the date of City approval, Case No. 05-SPR-011 and 05-OTP-036 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
14. Prior to the issuance of Grading Permits or Building Permits, the applicant shall comply with the school impact fee requirements of the Las Virgenes Unified School District. The current fee is \$2.24/gross square foot for residential construction. Actual fees will be determined at the time of building permit issuance.
15. No roof-mounted equipment, other than attic ventilation systems and solar panels, as allowed by the Municipal Code, shall be permitted.
16. 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 \$ 0.3877 per square foot of new floor area.
17. The City Building Code requires all new residences to be protected by a residential fire sprinkler system. Plans for the required system shall be approved by the Fire Department prior to the issuance of Building Permits for the residence.

CITY ENGINEER CONDITIONS

General

18. 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.
19. 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.
20. A soils report shall be prepared and submitted in accordance with the Agoura Hills Guidelines for geotechnical/geological reports.

21. All Record Drawings ("As-Built" drawings) and supporting documentation shall be submitted to the Engineering Division prior to issuance of the final Certificate of Occupancy.
22. A title report is required to be submitted with the project plans. The plans shall show all proposed and existing easements.
23. Submit cost estimates of public improvements to City Engineer for approval.
24. The developer/owner shall pay all applicable fees and deposits prior to issuance of certificate of occupancy.
25. A Transportation Impact Fee (TIF) in the amount of \$2,440 is due at occupancy.

Grading

26. 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.
27. 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 lock 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 100' 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.
28. Grading plan shall show street cross-section for Balkins Drive. Cross-section shall include the 3'-wide inverted shoulder and 13'-wide pavement from the centerline within the frontage of the property.
29. 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.
30. 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.

31. For any grading operations conducted between October 1 and April 15 of each year, the applicant shall submit a wet weather erosion control plan for review and acceptance by the City Engineer.

Drainage

32. Submit a drainage study prepared by a California State Registered Civil Engineer for the review and acceptance by the City Engineer. The Study shall demonstrate that all structures shall be protected from 100-year frequency storm flows as determined by the Federal Emergency Management Agency and also the 50-year floodway as determined by the Los Angeles County Flood Control District. All finish floors shall be a minimum of one foot above the 100-year high water level. Hydraulic design shall conform to the current Hydraulic Design Manual of the Los Angeles County Department of Public Works (LACDPW).
33. The 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. 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 will demonstrate treatment of the first $\frac{3}{4}$ " of rainfall, as required by the Model Program.

Utilities

35. The applicant shall obtain plan approval for septic system purposes by the L.A. County Department of Health prior to issuance of grading permit.
36. The applicant shall submit evidence to the City Engineer that all sewer and water fees have been to Las Virgenes Municipal Water District (LVMWD) and Los Angeles County prior to issuance of a grading permit.

GEOTECHNICAL CONDITONS

37. The applicant shall comply with all of Bing Yen and Associates' (The City of Agoura Hills' Geotechnical Consultant) Conditions of Approval letter dated June 15, 2005.

SOLID WASTE MANAGEMENT STANDARD CONDITIONS

38. 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.
39. 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.
40. 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.

LANDSCAPE/OAK TREE CONDITIONS

Oak Trees

41. The applicant is permitted to encroach within the protected zone of Oak Tree Numbers E/OST-1 and E/OST -2 to construct the dressage arena as shown on the approved plans.
42. All trenching and excavation work shall be performed by hand only, under the direct observation of the project oak tree consultant.
43. The landscape plans propose additional drainage and hedges. These items must be relocated outside of the protected zone of the oak trees.

44. The branches of Oak Tree Number E/OST-1 shall be slung back with burlap under the direct observation of the project oak tree consultant as needed during construction to avoid damage to the branches.
45. Prior to the start of any work or mobilization at the site, each oak tree shall be fenced at the edge of the protected zone or at the approved work limits, in accordance with Article IX, Appendix A, Section V.C.1.1. The City Oak Tree Consultant shall approve the fencing locations.
46. The applicant shall provide a minimum of forty-eight (48) hours notice to the City Oak Tree Consultant prior to the start approved work within the protected zone of an oak tree.
47. No vehicles, equipment, materials, soil 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.
48. Prior to occupancy, each oak tree shall be mulched throughout the dripline with three inches (3") of approved organic matter.
49. No irrigation or planting shall be installed within the dripline of any oak tree unless specifically approved by the City Oak Tree Consultant and the Director.
50. Within ten (10) calendar days of the completion of work and prior to removal of the protective fencing, the applicant shall contact the City Oak Tree Consultant to perform a final inspection. The applicant shall proceed with any remedial measures the City Oak Tree Consultant deems necessary to protect or preserve the health of the subject oak tree at that time.
51. 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.
52. No herbicides shall be used within one hundred feet (100') of the dripline of any oak tree unless the program is first reviewed and endorsed by the City Oak Tree Consultant.
53. The project oak tree consultant shall submit certification letters for all work completed within the protected zone of any oak tree within ten (10) working days of the completion of said work. The letters shall describe all work performed, methods utilized, monitoring performed and shall state whether such work was completed in accordance with the above conditions of approval.

ENVIRONMENTAL CONDITIONS

54. In the event that archaeological resources are unearthed during project construction, all earth disturbing work within the vicinity of the find shall be temporarily suspended or redirected until a qualified archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. A qualified Native American representative shall monitor any mitigation work associated with prehistoric cultural material.

SPECIAL CONDITIONS

55. All outstanding fees owned to the City, if any, shall be paid by the applicant within thirty (30) days from the date of this approval.
56. The driveway and hardscape surfaces on the lot shall consist of permeable or semi-permeable materials approved by the Director of Planning and Community Development.
57. All proposed retaining walls shall consist of split-faced block or other decorative materials subject to review and approval by the Director of Planning and Community Development.

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