

## CONDITIONS OF APPROVAL (CASE NO. 04-SPR-007)

### STANDARD CONDITIONS

1. This decision, or any aspect of this decision, can be appealed to the Planning Commission within fifteen (15) days from the date of action, subject to filing appropriate forms and related fees.
2. This action shall 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 complete confirmation with the approved Site Plan, Floor Plan, Elevation Plans, and Color and Material Board.
4. Except as modified herein, all exterior materials and colors in this project shall be in conformance with the existing materials on the structure.
5. It is hereby declared to be the intent that if any provision of this permit is declared invalid, the permit shall be void and the privileges granted herein 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. The applicant shall obtain all required construction and occupancy permits from the Department of Building and Safety.
8. Unless this permit is used within two (2) years from the date of approval, Case No. 04-SPR-007 shall expire. A written request for a one (1) year extension may be considered prior to the expiration date.

### ENGINEERING CONDITIONS

#### General:

9. For construction within the public right-of-way, an encroachment permit is required in accordance with the Agoura Hills Municipal Code. All required applicable fees, securities, and insurance must be posted prior to issuance of the encroachment permit.

Grading:

10. Any and all grading shall be completed in compliance with the City's grading ordinance, Chapter 33 of the Uniform Building Code as modified.
11. Prior to Building Permit issuance, applicant shall submit a soils report as outlined in Section 3304.20.1(b) of the City's Municipal Code for review and approval by the City's geotechnical consultant.
12. All reports and certifications must be signed and stamped by applicable State-licensed professionals.

Drainage:

13. A Stormwater Pollution Prevention Plan (SWPPP) is required and 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.

Traffic/Roadways:

14. The applicant shall improve Lewis Drive in accordance with the Old Agoura Standards. The half-street improvements shall be designed to include a 30-foot half street right-of-way/13-foot travel lane, and 8-foot equestrian trail along property frontage. Said design shall be reviewed and approved by the City Engineer.

Utilities:

15. Applicant shall connect to sewer located on Lewis Road. The applicant shall submit evidence to the City Engineer that all sewer fees have been paid to Las Virgenes Municipal Water District (LVMWD) prior to Building Permit issuance.

SOLID WASTE MANAGEMENT STANDARD CONDITIONS

16. 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.

17. 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.
18. 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.

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