

PLEASE NOTE WORDING CHANGES FROM DRAFT CONDITIONS IN HIGHLIGHT
AND DELETIONS IN STRIKETHROUGH.

1. This grant authorizes the construction, operation and maintenance of a private preschool, elementary and middle school (K-8) for up to 750 students and 97 staff as depicted on the approved Revised Exhibit "A", and subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning ("Department") their affidavit stating that they are aware of, and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by **Condition No. 8**, and until all required monies have been paid pursuant to **Condition Nos. 10, 11, and 12**.
4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.

6. This grant will expire unless used within ~~two~~ **four** years from the date of approval. A one year time extension may be requested, in writing and with the appropriate fee, six months before the expiration date.
7. If any **material** provision of this grant is held or declared to be invalid **by a court**, the permit shall **may** be voidable and the privileges granted hereunder shall **may** lapse.
8. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the property owner shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.
9. **This grant will terminate June 28, 20356.** Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new conditional use permit application shall be filed with the Department. The application shall be a request for a continuance of the use permitted under this grant, whether including or not including modification to the use at that time.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of ~~\$4,500.00~~ **\$600**. The monies shall be placed in a performance fund, which shall be used exclusively to compensate the Department of ~~Regional Planning~~ for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for ~~thirty (30)~~ **four (4) annual inspections, one every other year for the first eight (8) years of the project.** The inspections shall be unannounced.

If any inspection discloses that the subject property is being used in violation of any conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department for all additional enforcement efforts necessary to bring the subject property into compliance.

Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the **approved Exhibit "A" site plan** on file. The amount charged for additional inspections shall be \$150-~~00~~ per inspection, or the current recovery cost, whichever is greater.

11. The permittee shall remit an \$850 Fish and Game fee and a \$25 document handling fee (total fees due: **\$875**) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code.
12. The permittee shall comply with all requirements of the Mitigation Monitoring Program **approved for this project**. Payment shall be made within 30 days of permit approval to the Department of Regional Planning the sum of **\$3,000** in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring Program.
13. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance. In the event that the County deems it necessary to initiate such proceedings pursuant to Part 13 of Chapter 22.56 of the County Code, the applicant shall compensate the County for all costs incurred in such proceedings.
14. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
15. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said department.
16. The subject property shall be developed and maintained in compliance with requirements of the County of Los Angeles Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said department.
17. All structures shall comply with the requirements of the Department of Public Works, Building and Safety Division.

18. The permittee shall comply with all County of Los Angeles Department of Public Works requirements specified in its letters dated September 1, 2005, two letters dated August 31, 2005 including Carpooling Guidelines, ~~June 2, 2005~~, May 19, 2005, April 6, 2005 and July 8, 2002, except as otherwise required by said department. An e-mail dated April 12, 2006 summarized the most recent meeting held with Caltrans on April 12, 2006, regarding processing primary access and related intersection mitigation measures through a Project Study Report (PSR) with Caltrans.
19. The permittee shall comply with all County of Los Angeles Fire Department requirements specified in its letter dated January 21, 2005, except as otherwise required by said department.
20. Permittee shall comply with all California Department of Transportation requirements specified in its letter dated May 18, 2005.
21. The permittee shall secure any necessary permits from all applicable agencies including, but not limited to the South Coast Air Quality Management District, California Department of Fish and Game, United States Department of the Army, Corps of Engineers, Regional Water Quality Control Board, Caltrans, and the City of Agoura Hills, and shall fully comply with the terms of applicable permits and make payment of all applicable fees to said agencies prior to the issuance of grading permit according to the requirements of the Mitigation Monitoring Program.
22. Traffic impact fees pertaining to required traffic mitigation measures located within the jurisdiction of the City of Agoura Hills, shall be ~~at the discretion of the City of Agoura Hills~~ calculated and payment shall be made according to the applicable regulations of the City of Agoura Hills.
23. In the event traffic impact fees are required pertaining to required traffic mitigation measures located within the jurisdiction of the State of California, said fees shall be ~~at the discretion of State of California, Department of Transportation~~ calculated and payment shall be made according to the applicable regulations of the State of California, Department of Transportation.
24. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not provide pertinent information about said premises. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations.

25. Within sixty (60) days of the approval date of this grant, the permittee shall submit to the Director of the Department of Regional Planning ("Director") for approval three copies of revised plans, similar to Exhibit "A" as presented at the public hearing. The Exhibit "A" shall include depiction of the northwesterly location of landscaping designed to screen the developed portion of the campus from offsite views shall and to be installed as part of Phase 1; depiction of the 100-foot landscaped buffer along Cheseboro Road; and, excepting the provision of detailed plan supplements until the time frames indicated in conditions 26-29, the following: 1) a landscaping table which lists the overall site area, parking lot area, and total landscaped area, 2) sign locations and dimensions, if any proposed, 3) occupant load of the auditorium or multi-purpose building with the largest occupancy capacity and parking calculations as required and determined by the county engineer, and 3) outdoor wall, pole-mounted, or other outdoor lighting, and 4) general evacuation alternative routes. The property shall be maintained in substantial conformance with the approved Exhibit "A". In the event that subsequent revised plans are submitted, the permittee shall submit three copies of the proposed plans for approval to the Director. All revised plot plans must be accompanied by the written authorization of the property owner.
26. ~~Within sixty (60) days of approval of this grant~~ Prior to the issuance of grading permits, the permittee shall submit to the Director for review and approval three copies of a landscape plan, which may shall be incorporated into the revised Exhibit "A" described in Condition No. 25. The landscape plan shall show the size, type, and location of all plants, trees, and watering facilities. The landscape plan shall show a minimum of two percent of the parking lot areas landscaped.

The landscape plans submitted shall depict the westerly manufactured slope of the campus and appurtenant areas as well as the limited view corridor from Palo Comado Canyon along the westerly property boundary. Drought-tolerant native plants shall be used on the hillside viewshed westerly of the primary entrance rather than use of obtrusive "green zones". Plantings of shrubs and trees shall use clumping and variable methods rather than symmetrical rows. Landscaping of interior areas of the site shall be different from exterior-facing locations. Native acorns and oak trees shall be used on north-facing slopes. The landscape plan shall be prepared by a landscape architect or other qualified professional knowledgeable in the use of oak trees and other native species.

Additional building-specific visual screening of the development of each additional proposed project phase shall be installed prior to or at the same time as the completion of each particular phase. For the life of this grant the permittee shall maintain all landscaping in a neat, clean and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.

Watering facilities shall consist of a permanent water-efficient irrigation system, such as “bubblers” or drip irrigation, for irrigation of all landscaped areas except where there is turf, or other ground cover, or native vegetation.

27. ~~Within sixty (60) days of the approval date of this grant~~ Prior to the issuance of building permits, the permittee shall submit to the Director for approval three copies of sign elevations and dimensions depicting any proposed signs on the subject property. Signs shall be in conformance with Section 22.52 Part 10 of the County Code.
28. ~~Within sixty (60) days of the approval date of this grant~~ Prior to the issuance of building permits, the permittee shall submit to the Director for approval three copies of an outdoor lighting plan depicting any proposed wall-mounted, pole-mounted, or other outdoor lighting on the subject property. Lighting shall be in conformance with **Condition 30.s** and standards indicated in the Mitigation Monitoring Program.
29. ~~Within sixty (60) days of the approval date of this grant~~ Prior to the issuance of building permits, the permittee shall submit to the Director for approval three copies of a comprehensive evacuation plan reviewed and approved by the County of Los Angeles Fire Department. Plan shall include the voluntary offering of the applicant for emergency access through the site by residents located on Cheseboro Road north of the school’s emergency access driveway.
30. This grant allows for the construction, operation and maintenance of a private school (K-8) to be developed in accordance with the approved Exhibit “A”, and further subject to the following conditions:
 - a. Traffic mitigation measures for the primary site access using only a roundabout at the intersection of the westbound off and on ramps of U.S. Highway 101 and Palo Comado Canyon Road at Canwood Street is authorized by this grant if approved by Caltrans and the in consultation with the City of Agoura Hills, prior to issuance of grading permits. Said intersection mitigation measures and access shall be completed prior to occupancy of the school. Should Caltrans require alternative mitigation measures to the roundabout for said intersection, a public hearing shall be held before the Regional Planning Commission regarding said alternative measures;
 - b. The emergency access located at Cheseboro Road as depicted on approved Exhibit “A” shall be used only for said purpose and shall not be used for daily operations, student access, or any general circulation purpose. The emergency access shall be gated along Cheseboro Road and at the campus boundary.

The permittee voluntarily offers to provide an alternate evacuation route through this access to the freeway, or its "shelter in place" facilities if necessary, for residents of north Cheseboro Canyon in the event of a natural disaster causing impassable access to Cheseboro Road south of the emergency access;

- c. Permittee shall complete ~~the~~ **all remaining** traffic mitigation measures required **by this grant** prior to the issuance of building permits for construction of Phase II of the project;
- d. Permittee shall provide a carpooling and monitoring plan **prior to issuance of building permits**, acceptable to the Department of Public Works, Traffic and Lighting Division, and which mandates a minimum of 25 percent participation **of the student population**. **The carpooling and monitoring plan shall conform** with guidelines provided by the Department of Public Works, Traffic and Lighting Division **in an attachment to its letter** dated ~~June 15~~ **August 31**, 2005. The plan shall include an onsite transportation coordinator, maintaining a transportation information center, strictly enforcing the school's carpool program through use of carpool registration, driveway monitors, and penalties for non-compliance. Records of monitoring and management shall be available to zoning enforcement staff upon request during unannounced required inspections;
- e. **Within 30 days of the first day of school each academic year, the permittee shall ~~maintain~~ establish a schedule of morning drop-off and afternoon pick-up hours and hours of operation for the school. Permittee shall obtain a schedule of drop-off and pick-up hours from Agoura High School, and that schedule shall be used for coordinating the staggering of morning drop-off and afternoon pick-up hours and hours of operation with those of Agoura High School. The schedule for Agoura High School and the permittees schedule shall be made available to Zoning Enforcement inspectors upon request;**
- f. The total number of students enrolled in the school shall not exceed 750 students (K-8), and the total number of staff members shall not exceed 97 staff members on the premises at any given time. School uses for grades 9-12 are not included in this grant;
- g. **All students attending the school shall ~~reside~~ remain on campus ~~while school is in session~~ during school hours, with the exception of students who arrive and depart the campus **with a responsible person authorized by the school;** (~~carpool~~) ~~with staff member(s) who reside off campus. Students are not allowed to maintain personal cars on campus;~~**

- h. The permittee shall ~~will~~ maintain a minimum of 223 onsite automobile parking spaces including seven handicapped accessible parking spaces, of which one is to be van accessible; parking calculation is based on the parking requirements when the campus is completed and all six (6) phases have been constructed. Interim phases with differing parking layouts shall require a Revised Exhibit "A" that meets the requirements of that phase and all preceding phases. Events requiring greater parking than the maximum parking available onsite at any given phase where less than build-out parking requirements are met (build-out maximum event parking = 223 regular spaces + 177 temporary supplementary spaces for a total of 400 parking spaces); said events shall require a Temporary Use Permit until such a time as build-out parking requirements are met;
- i. During school operating hours, all required parking shall be kept clear and open accessible for students, staff, guests authorized by the school, and for vehicles related to operation of the school. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, vehicle repair, or any other unauthorized uses. Required parking spaces shall be limited to functional vehicles only;
- j. Minimum parking requirements shall be determined by the occupant load of the auditorium or multi-purpose building with the largest occupancy capacity as calculated and determined by the County Engineer. If after inspections and/or complaints, the Director determines that the number of parking spaces provided onsite is insufficient to accommodate the actual number of vehicles visiting the site, the occupant load of the largest occupancy structure shall be reduced to a level consistent with the number of parking spaces provided;
- k. After school and evening use of the facility shall be restricted to a maximum of 24 after-school and evening events with anticipated attendance in excess of 150 persons including, but not limited to, PTA meetings, school plays, adult education courses, lectures, school board meetings, Jewish holiday workshops, holiday boutiques, book festivals, alumni events, model seders, back to school nights, and culmination ceremonies. Said events planned with anticipated attendance in excess of 150 persons shall not exceed the capacity of 223 regular onsite parking spaces or the number of spaces authorized by an Exhibit "A" for early phases of the project.

With the exception of special conditions for the four major events stated in **Condition Nos. 30.l and 30.m** below, after school and evening events with anticipated attendance in excess of 150 persons requiring additional parking greater than the 223 regular onsite spaces, shall require the permittee to obtain a Temporary Use Permit from the Department of Regional Planning. The Director shall **will** consult with the City of Agoura Hills regarding ~~the City's respective jurisdiction~~ **potential impacts to the City** prior to issuance of the permit;

- l. Four major events per year, defined as those events reaching a maximum of 1,500 persons (**including, but not limited to**, graduation ceremonies and religious holiday gatherings such as Hanukkah, Sukkot, and Purim), are permitted by this grant, and these events shall be scheduled during non-peak traffic periods. Of these events, those requiring additional parking beyond the 223 spaces provided by this grant shall be granted use of no more than 112 additional non-marked parking spaces located on the football field and no more than 65 spaces located along the internal driveway, for a total of 400 onsite spaces as depicted on the approved Exhibit "A". The permittee shall provide a detailed parking and circulation plan acceptable to the Director of Planning in consultation with the City of Agoura Hills regarding ~~the City's respective jurisdiction~~ **potential impacts to the City**;
- m. In the event that any of the four major events is anticipated to require greater than 400 onsite parking spaces, the permittee shall obtain a Temporary Use Permit from the Department of Regional Planning including provisions for additional offsite parking and circulation management and monitoring acceptable to the Director **and the County Fire Department in consultation** ~~The Director of Planning shall coordinate with the City of Agoura Hills regarding the City's respective jurisdiction~~ **potential impacts to the City**, prior to issuance of the temporary use permit;
- n. The permittee shall prominently advertise in the primary local Agoura Hills newspaper and notify the members of the Old Agoura Home Owners Association for each of the four proposed major events per year at least two weeks prior to the event;
- o. Outdoor interscholastic athletic events are prohibited after dark at the school facility;
- p. Amplified sound and all stationary and point noise sources are subject to noise standards and conditions stated in the Mitigation Monitoring Program. School bells shall not sound on Saturdays, Sundays, **holidays, and summer recess**;

- q. The permittee shall comply with all applicable noise guidelines and standards of (1) the County of Los Angeles Noise Element of the General Plan; (2) the County of Los Angeles Noise Ordinance; and (3) the State of California, Department of Health Services, Environmental Health Division *Guidelines for Noise and Land Use Compatibility*;
- r. Permittee shall not trim, remove or destroy any oak tree, nor disturb the protected zone of any oak tree without first obtaining an Oak Tree Permit from the Department or the City of Agoura Hills depending on applicable jurisdiction;
- s. Permittee shall limit night lighting to the minimum necessary for security and safe onsite access. All exterior lighting shall be shielded and directed away from neighboring residences to prevent direct illumination and glare. Surface parking nearest the homes along Cheseboro Road shall be landscaped, including an opaque wall no more than 42-inches in height, to shield headlights from illumination or glare toward said homes. All lighting fixtures standards visible to the general public should be consistent with the overall architectural style of the project with respect to design, materials, and color. Motion sensor devices shall be installed on all security lighting. The permittee shall implement a light curfew between the hours of 10 p.m. and 6 a.m. where only the minimal lighting necessary to maintain security of structures is allowed according to the standards indicated in the Mitigation Monitoring Program. No lighting of monumentation signage, parking lots, or driveways shall occur during the curfew period; athletic field lighting is prohibited;
- t. Permittee shall provide the Department with a valid state license to operate the school facility, or proof of exemption from such;
- u. Permittee shall make available to members of the public upon request, and shall provide the Department with a copy of the accreditation documentation when such accreditation is obtained, and the school shall continue to be accredited and offer instruction required to be taught in the public schools by the Education Code of the State of California. This grant does not extend to trade or commercial schools;
- v. Permittee shall depict on the Exhibit "A" the permittee's voluntary offer to convey a deed restricted conservation easement and wildlife corridor or other permanent conveyance to an appropriate conservation agency as depicted on Exhibit "A". The permittee shall submit proof of recordation to the Department upon completion of the voluntary conservation easement and wildlife corridor offering prior to issuance of grading permit.

- w. The permittee voluntarily offers to preserve the western buffer area depicted on the Exhibit "A" as preserved open space. The permittee agrees to record an easement, in favor of the County of Los Angeles, **for the life of the permit**, providing for a 100-foot buffer between the rear property lines of home sites lining Cheseboro Road and any of the school development buildings **prior to issuance of a grading permit**. Such easement shall not be construed to restrict access to the site, nor shall it be construed to make the subject land available for public use(s). The permittee shall not hold special outdoor activities or events within the buffer zone adjacent to the western boundary of the property, unless coordinated with the City of Agoura Hills. Building of structures shall be prohibited anywhere within the open space area northwest, west, and southwest of the building footprint as depicted on approved Exhibit "A" for the life of this permit;
- x. The permittee voluntarily dedicates the land area **northwest** of Cheseboro Road **along** Cheseboro Creek as depicted on the Exhibit "A". The permittee agrees to record a deed-restricted land dedication instrument, in favor of the National Park Service **prior to issuance of a grading permit**;
- y. ~~Perimeter or other fencing or walls are prohibited by this grant with the exception of retaining walls and decorative parking lot walls 42 inches in height as depicted on approved Exhibit "A";~~ **Perimeter and open space area fencing is prohibited by this grant with the exception of decorative split-rail type fencing along Chesebro Road, subject to the approval of the Director, security gates along interior roadways, and retaining walls and decorative parking lot walls 42 inches in height as depicted on the approved Exhibit "A."** Any other retaining walls or limited fencing proposed in the future, no more than 42 inches in height within five feet of a public roadway line or six feet in height five feet or more from a public roadway line, and within the graded pad area of the school campus, shall require approval of a Revised Exhibit "A" by the Director. Pursuant to Section 22.48.180 of the County Code, modification to yard regulations may be authorized by the Director of Planning or the County Engineer **without notice or hearing**;
- z. Prior to the construction of the primary access driveway, construction traffic shall temporarily utilize Cheseboro Road to access the site at or in very close proximity to the proposed emergency access location. The permittee shall inform the City of Agoura Hills of the timing and extent of construction traffic unavoidably required on Cheseboro Road. Construction traffic shall be prohibited on all other residential roads, unless approved by the City of Agoura Hills. Construction traffic shall utilize the primary site access driveway as soon as the route is improved;

- aa. The permittee shall maintain the property in a neat and orderly fashion and maintain free of litter all areas on the premises under which the permittee has control;
 - bb. All sound-producing and view-impacting outdoor equipment such as air-conditioners and other roof or ground-mounted operating equipment, shall be screened to minimize noise and viewshed impacts to adjacent properties. Coloring shall blend with the surrounding facilities;
 - cc. Outside display and storage of material on the property is prohibited;
 - dd. Permittee shall not store or use hazardous materials on the subject property **other than those commonly used and found in households or schools**;
 - ee. Upon obtaining a certificate of occupancy for buildings constructed in Phase IV (Phase IV as defined in the certified EIR) of permanent campus construction, the permittee shall remove all remaining modular structures from the campus. Mobile and impermanent modular structures shall be prohibited on the campus after completion of Phase IV. Only permanently constructed buildings are permitted after completion of Phase IV;
 - ff. In the event that the operation of any part of this facility should result in violations to these conditions, or create other nuisances not covered by these conditions, the Department may modify the above described conditions, if, after a duly noticed public hearing, such modification is deemed appropriate in order to eliminate or reduce said nuisances;
 - gg. Permittee shall maintain a current contact name, address, and phone number with the Department at all times; and
 - hh. **No onsite residential units of any kind are permitted by this grant, with the exception of one onsite caretaker's residence located within the developable area of the school campus.**
31. The construction of the proposed use shall be further subject to all of the following conditions:
- a. Project construction activity shall be limited to those hours between 7:00 a.m. and 6:00 p.m. Monday through Friday and 8:00 a.m. and 5:00 p.m. Saturday. No construction shall take place on Sundays. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effects on nearby offices, residences and neighborhoods.

Generators and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences. Parking of construction worker vehicles shall be on-site and restricted to areas that do not adversely affect residences located adjacent to the subject property.

During construction, the permittee and its contractor shall comply with Sections 12.12.010 – 12.12.100 of the Los Angeles County Code regarding building construction noise;

- b. All material graded shall be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day. All clearing, grading, earth moving or excavation activities shall cease during periods of high winds (i.e. greater than 20 mph averaged over one hour) to prevent excessive amounts of dust. Any materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust;
 - c. Limited outdoor storage during construction shall be permitted on the site in compliance with the requirements of Part 7 of Section 22.52 of the County Code; and
 - d. All temporary signage shall comply with Part 10 of Section 22.52 of the County Code.
32. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th floor, Hall of Records, 320 W. Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

Attachments:

DEIR Table ES-1 Summary Table of Project Impacts and Mitigation Measures
Department of Public Works letters dated July 8, 2002, April 6, 2005, May 19, 2005, August 31, 2005 (2), and September 1, 2005, and April 12, 2006 e-mail
Fire Department letter dated January 21, 2005
Caltrans letter dated May 18, 2005
National Park Service letter dated May 17, 2005

SD:KKS
6/13/06