

COUNTY OF LOS ANGELES

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RODRIGO A. CASTRO-SILVA County Counsel

April 6, 2021

BOARD OF SUPERVISORS COUNTY OF LOS ANGELES

April 6, 2021

ADOPT

27

(213) 633-0901 E-MAIL

The Honorable Board of Supervisors County of Los Angeles 383 Kenneth Hahn Hall of Administration 500 West Temple Street Los Angeles, California 90012

CELIA ZAVALA

Agenda No. 5 10/27/20

Re: PROJECT NO. 2019-000063-(4)

VESTING TENTATIVE TRACT MAP NO. 82457-(4)

YARD MODIFICATION NO. 2019-001046-(4)

FOURTH SUPERVISORIAL DISTRICT/THREE-VOTE

MATTER

Dear Supervisors:

Your Board previously conducted a duly-noticed public hearing regarding the above-referenced project, which sought to create 29 single-family residential lots and two open space lots located within the Southeast Whittier Zoned District in the unincorporated community of South Whittier, totaling approximately 5.52 net acres applied for by Century Communities. At the conclusion of the hearing, your Board indicated an intent to approve the project and instructed our office to prepare findings and conditions for approval. Enclosed are findings and conditions for your consideration.

Very truly yours,

RODRIGO A. CASTRO-SILVA

County Counsel

Ву

VAIAY/VIUS AVBERY

Senior Deputy County Counsel

Property Division

APPROVED AND RELEASED:

THOMAS J. FAUGHNAN Senor Assistant County Counsel

KRM:II

Enclosures

Fesia Davenport, Chief Executive Officer
 Celia Zavala, Executive Officer, Board of Supervisors

Amy J. Bodek, Director, Department of Regional Planning

HOA.103195946.1

FINDINGS OF THE BOARD OF SUPERVISORS AND ORDER

PROJECT NO. 2019-000063-(4) VESTING TENTATIVE TRACT MAP NO. 82457-(4) YARD MODIFICATION NO. 2019-001046-(4)

- The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing on October 27, 2020, in the matter of Project No. 2019-000063-(4), consisting of Vesting Tentative Tract Map No. 82457-(4) ("Vesting Tract Map") and Yard Modification No. 2019-0010406-(4) ("Yard Modification") (collectively, the "Project"). The County Regional Planning ("Regional Planning") Commission ("Commission") previously conducted a duly-noticed public hearing on July 15, 2020 and August 26, 2020.
- 2. Century Communities ("Subdivider") requests the Vesting Tract Map dated January 28, 2020, to create 29 single-family residential lots and two open space lots.
- 3. The Yard Modification is a related request to allow fences and walls higher than six feet within the side and rear yards, as set forth in Los Angeles County Code ("County Code") Chapter 22.196.
- 4. The Project is located at 11537 Grovedale Drive, within the Southeast Whittier Zoned District in the unincorporated community of South Whittier, totaling approximately 5.52 net acres ("Project Site").
- 5. The Project Site is located within the H-9 (Residential, 0-9 dwelling units per net acre) land use category of the County General Plan ("General Plan").
- 6. The Project Site is located in the Southeast Whittier Zoned District and is currently zoned R-A-6,000 (Residential Agricultural 6,000 square feet minimum required lot area).
- 7. Surrounding zoning within a 500-foot radius includes:

North: R-A-6,000; South: R-A-6,000; East: R-A-6,000; and West: R-A-6,000.

8. Surrounding land uses within a 500-foot radius include:

North: Single-family residences;

South: Single-family residences and maintenance facilities:

East: Single-family residences; and West: Single-family residences.

- 9. The Exhibit Map/Exhibit "A" ("Exhibit A") dated January 28, 2020, depicts 29 single-family residential lots and two open space lots.
- 10. The Project Site is irregular in shape and consists of one legal lot and is developed as an existing school facility which is vacant and will be demolished.
- 11. The Project Site is accessible via Grovedale Drive to the east, and Richvale Drive to the north. The Project also proposes a 58-foot wide public street within the development connecting to Grovedale Drive.
- 12. Internal circulation and access will be provided by the proposed 58-foot wide public street ("Court A"). Court A provides ingress and egress access and street frontage for interior lots (Lot Nos. 3 18 and Lot No. 31). Grovedale Drive provides frontage, ingress, and egress to Lot Nos. 1, 2, 19, 20, 21, and 22. Richvale Drive provides frontage, ingress, and egress to Lot Nos. 23 30.
- 13. The Project proposes 29 single-family homes, and each single-family home will be required to provide two covered parking spaces in accordance with County Code Chapter 22.112.
- 14. Pursuant to County Code Section 22.110.070, fences, walls, and landscaping are limited to a height of 42 inches within the front yard setback, and a height of six feet within the side and rear yard setbacks. The Project proposes constructing three-foot retaining walls with toppers ranging from seven feet six inches to eight feet six inches on Lot Nos. 2 6 along the southern property line adjacent to the Lowell Joint School District Maintenance Facility. The proposed walls would provide sufficient screening and security for the neighboring properties and aid in the drainage to the public street.
- 15. A total of 62,188 cubic yards of grading is proposed, with 7,540 cubic yards of cut, 3,410 cubic yards of fill, and 50,666 cubic yards of over exaction and 572 cubic yards of export. Each lot complies with the required 6,000-square-foot lot area requirement.
- 16. The Project is consistent with the required yard setbacks identified in County Code Chapter 22.306. Each home will include a 20-foot front yard setback, 15-foot rear yard setback, 5-foot side yard setback, and corner lots will have a 10-foot side yard setback. The Project proposes two-story single-family residences with a maximum height of 35 feet.
- 17. The on-site tree planting requires one tree for each 25 feet of street frontage. Based on the street frontage of 1,924 feet, a minimum of 76 trees will be required, if not already existing within the front yard.
- 18. The conditions of the County Subdivision Committee, comprised of the Departments of Public Works, Fire, Parks and Recreation, and Public Health, are attached to the conditions of approval.

- 19. Prior to the Board's public hearing on the Project, an Initial Study was prepared for the Project, in compliance with the California Environmental Quality Act (Pub. Resources Code § 21000 et seq.) ("CEQA"), the State CEQA Guidelines (Cal. Code Regs., Tit. 14, § 15000 et seq.) ("State CEQA Guidelines"), and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Regional Planning staff ("Staff") determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project.
- 20. Pursuant to the provisions of County Code Chapter 22.222, the community was appropriately notified of the Project's public hearing by mail, newspaper, property posting, and departmental website posting.
- 21. Prior to the Commission's public hearing, Staff received two written responses in support of the Project. Staff also received two public comments in opposition by email. One resident opposes the development of the two-story homes and would like the number of the residences reduced and limited to only one-story homes due to concerns of traffic and parking. Another resident was concerned that three 50-foot tall Cypress trees on her property near the Project Site would be damaged during construction, and would like the developer to pay for removal of these trees.
- 22. The Commission conducted a duly-noticed public hearing on July 15, 2020, July 22, 2020, and August 26, 2020. Staff gave a brief presentation, and Subdivider spoke in favor of the Project. The Commission asked questions and commented on the Project's lack of affordable housing or compliance with the County's impending Inclusionary Housing Ordinance ("IHO"). The Subdivider was advised of IHO and of the Commission's support for mixed-income projects and was encouraged to consider compliance with the Commission's request or consider an alternative mixed-income proposal.
- 23. In response to the Commission's comments, Subdivider proposed a revision to the Project to add and build six Junior Accessory Dwelling Units ("JADUs") and proposed to record covenants to require the JADUs to be income restricted. In addition, Subdivider proposed restricting rentals to non-family members, income restrictions targeted at 80 percent of Area Median Income, and a term of covenant agreement to be 30 years.
- 24. The revisions were accepted and presented to the Commission. Staff supported the JADU proposal with the caveat that the units be income-restricted in perpetuity and that the JADUs be prohibited for use as short-term rentals.
- 25. In the Commission's consideration of the Project, discussion included the Housing Element, which is a component of the County General Plan ("General Plan"). The Commission emphasized the severe housing crisis being

experienced in the region, and determined that the Project did not provide or meet the needs to promote mixed income neighborhoods and promote diversity of housing to accommodate a variety of incomes. The Commission then concluded that the revised Project did not provide viable long-term affordable units and was inadequate to meet the current housing crisis and County housing goals. The Commission voted 4-1 to deny the Project and the proposed revisions.

- 26. The Commission's decision to deny the Project was timely appealed to the Board by Subdivider. In the appeal, Subdivider cited Government Code section 65589.5 et seq., (hereinafter referred to as the "Housing Accountability Act"), and stated that the project was consistent with the General Plan and would not have unavoidable significant impact on public health and safety. Subdivider noted that because the IHO is not yet in effect, the Project was not required to comply with the provisions of the IHO. The appeal also asserted that Subdivider attempted to meet the objectives of the Commission in its proposal to include six JADUs.
- 27. After the Commission's decision, Regional Planning, in conjunction with County Counsel, determined the Project was likely consistent with Government Code as the Housing Accountability Act. Under the Housing Accountability Act, "[w]hen a proposed housing development project complies with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the housing development project's application is determined to be complete," a local agency cannot disapprove a project or reduce its density, unless it finds that the project would have an unavoidable significant impact on public health and safety. Therefore, County Counsel and Regional Planning determined that the revised Project with the six JADUs is consistent with the General Plan, and would not have an unavoidable significant impact on public health and safety, and recommended the Board approve the appeal and Project.
- 28. On October 27, 2020, the Board conducted a duly-noticed public hearing on the appeal of the Commission's denial of the Project. At the hearing, the Board received a written statement from Regional Planning in support of the revised Project and heard from the Subdivider. After completion of public testimony, the Board closed its public hearing and indicated its intent to approve the appeal and adopt the MND and MMRP, in compliance with CEQA and the State and County CEQA Guidelines related thereto, and determined that, on the basis of the whole record before the Board, there is no substantial evidence that the revised Project will have a significant effect on the environment, and instructed County Counsel to prepare the final findings for the approval of the revised Project for the Board's consideration.
- 29. The Board finds that the Project is consistent with the goals and policies of the General Plan because the H9 land use designation is intended for single-family residential uses up to nine dwelling units per net acre. The Project Site is

- 5.52 net acres and yields a maximum of 50 dwelling units. The total of 29 units proposed is consistent with the General Plan land use policy.
- 30. The Board finds that the Project is consistent with General Plan goals and policies that take into consideration the development pattern that discourages sprawl, and protects and conserves areas with natural resources and Significant Ecological Areas ("SEA"). The Project is located in developed area where additional infrastructure and public services are not required.
- 31. The Board finds that the proposed Project is consistent with the goals and policies of the General Plan regarding infill development and redevelopment that strengthens and enhances communities. The Project may also be considered as an infill development because it contributes to compact development, which consumes less land and resources, and can reduce the costs of providing public infrastructure and services.
- 32. The Board finds that the Project Site is currently unoccupied but was previously used as a school. The Project Site is physically suitable for the proposed development because the development would be located adjacent to existing infrastructure and utility systems. In addition, the Project would provide housing in an existing urbanized area with nearby services.
- 33. The Board finds that the proposed single-family residences will be consistent with the existing single-family residential uses in the neighborhood. Because single-family residential buildings already exist in the neighborhood, the proposed single-family residential structures, with six JADUs, would not alter the neighborhood's residential character. The proposed residential use will be consistent with the existing land use in the community.
- 34. The Board finds that with the approval of the yard modification, the Project's fences and walls may exceed the six-feet height maximum in the side and rear yards, pursuant to Chapter 22.196 of the County Code. The Project would construct three-foot retaining walls with toppers ranging from seven feet six inches to eight feet six inches on Lots Nos. 2, 3, 4, 5, and 6 along the southern property line adjacent to the Lowell Joint School District Maintenance Facility. The proposed walls would provide sufficient screening and security for the neighboring properties.
- 35. The Board finds that the Project is consistent with the proposed zoning designation, such as those for building height, setbacks, parking, and other related standards of the County Code.
- 36. The Board finds that the proposed site is adequately served by highways or streets of sufficient width and improved, as necessary, to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities, as are required. The Project proposes a 58-foot wide public road providing access for interior lots.

- 37. The subject property is not located within an adopted SEA and will not affect any stream courses or high-value riparian habitat.
- 38. The Board finds that Subdivider has demonstrated the suitability of the Project Site for the proposed uses and that establishment of the proposed uses at such location conforms to good zoning practices. The Board further finds that compliance with the attached conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
- 39. The Board finds that the Project is subject to the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources, pursuant to section 711.4 of the Fish and Game Code.
- 40. After consideration of the MND and MMRP, together with the comments received during the public review process, the Board finds, on the basis of the whole record before it, that there is no substantial evidence that the Project, as conditioned, will have a significant effect on the environment. The Board further finds that the MND reflects its independent judgment and analysis.
- 41. The Vesting Tract Map is subject to the provisions of County Code Sections 21.38.010 through 21.38.080 (Subdivision Ordinance).
- 42. The Board finds that the design of the subdivision and the type of improvements will not cause serious public health problems, because sewage disposal, storm drainage, and geologic and soils factors are adequately addressed in the conditions of approval.
- 43. The Board finds that there is no substantial evidence, based on the record as a whole, that the proposed Project will have potential for an adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends.
- 44. The Board finds that, pursuant to Article 3.5 of Chapter 4 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake, or reservoir.
- 45. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES THAT:

A. The proposed Vesting Tract Map with the attached conditions will be consistent with the adopted General Plan.

- B. The proposed subdivision at the Project Site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
- C. The Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in the County Code, or as is otherwise required to integrate said use with the uses in the surrounding area.
- D. The Project Site is adequately served by highways or streets of sufficient width and improved, as necessary, to carry the kind and quantity of traffic such use would generate and by other public or private service facilities, as are required.
- E. The design of the subdivision is not likely to cause serious public health problems.
- F. The Board finds that, subject to County Code Chapter 22.174, the proposed construction or proposed use will be accomplished without endangering the health of the remaining trees, if any, on the subject property, as the proposed conditions are designed to avoid harm to the existing tree during construction of the proposed Project.

THEREFORE, THE BOARD OF SUPERVISORS:

- 1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND, which reflects the independent judgment and analysis of the Board, as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determines that, on the basis of the whole record before the Board, there is no substantial evidence that the Project will have a significant effect on the environment; finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; adopted the MND at the close of the public hearing; and
- 2. Approves Vesting Tentative Tract Map No. 82457-(4) and Yard Modification No. 2019-001046-(4), subject to the attached conditions.

CONDITIONS OF APPROVAL PROJECT NO. 2019-000063-(4) VESTING TENTATIVE TRACT MAP NO. 82457-(4) YARD MODIFICATION NO. 2019-001046-(4)

- 1. This grant authorizes the following: creation of 29 single-family residential lots and two open space lots, and a yard modification to allow retaining walls higher than six feet on 5.52 net acres ("Project"), located at 11537 Grovedale Drive within the unincorporated community of South Whitter in Los Angeles County ("Project Site").
- 2. Unless otherwise apparent from the context, the term subdivider or successor in interest ("Subdivider") shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
- 3. This grant shall not be effective for any purpose until Subdivider, and the owner of the subject property, if other than Subdivider, has filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of this grant have been recorded, as required by Condition No. 6, and until all required monies have been paid, pursuant to Condition Nos. 13 and 16. Notwithstanding the foregoing, this Condition No. 3 and Condition Nos. 5, 6, 8, and 13 shall be effective immediately upon the date of final approval of this grant by the County.
- 4. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date of decision by the County Board of Supervisors ("Board"), as provided in the Los Angeles County Code ("County Code") Section 22.222.230.
- 5. Subdivider 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, or any other applicable limitations period. The County shall promptly notify Subdivider of any claim, action, or proceeding, and the County shall reasonably cooperate in the defense. If the County fails to promptly notify Subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
- 6. In the event that any claim, action, or proceeding, as described above, is filed against the County, Subdivider shall within 10 days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including, but not limited to, depositions, testimony, and other assistance provided to Subdivider or Subdivider's counsel.

- A. If during the litigation process, actual costs, or expenses incurred reach 80 percent of the amount on deposit, Subdivider shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000. 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 Subdivider, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by Subdivider, according to County Code Section 2.170.010.
- 7. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
- 8. Prior to the use of this grant, Subdivider, or the owner of the subject property, if other than Subdivider, shall record the terms and conditions of this grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, Subdivider, or the owner of the subject property, if other than Subdivider, shall promptly provide a copy of this grant and its conditions to the transferee or lessee of the subject property.
- 9. This grant shall expire unless used within two years after the recordation of a final map for this Vesting Tentative Tract Map. A time extension(s) may be requested in writing and with the payment of the applicable fee prior to such expiration date. The total number of extensions shall not exceed the maximum number of extensions authorized by the Subdivision Map Act.
- 10. The grant for the yard modification shall authorize the modification to build retaining walls topped with fences and walls up to a maximum height of eight feet and six inches. This grant shall expire unless used within two years after the recordation of a final map. In the event that the Vesting Map should expire without the recordation of a final map, this grant shall terminate upon the expiration of the Vesting Tentative Tract Map. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If Subdivider intends to continue operations after such date, whether or not Subdivider proposes any modifications to the use at that time, Subdivider shall file a new type of permit application (Conditional Use Permit, Oak Tree Permit, etc.) with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that Subdivider seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then applicable regulations.

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- 11. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, Subdivider shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.
- 12. Prior to the issuance of any building permit(s), Subdivider shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to County Code Chapter 22.246. Subdivider shall pay the fees in effect at the time of payment, pursuant to County Code Section 22.246.060. Questions regarding fee payment may be directed to the County Librarian at (562) 940-8430. Subdivider shall provide proof of payment upon request from Regional Planning.
- 13. Within five working days from the date of final approval of this grant, Subdivider shall remit processing fees at the office of the Recorder, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this Project and its entitlements, in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife, pursuant to section 711.4 of the California Fish and Game Code, Subdivider shall pay the fees in effect at the time of the filing of the NOD, as provided for in section 711.4 of the Fish and Game Code (currently \$2,480.25 for a Negative Declaration or Mitigated Negative Declaration, plus a \$50 County processing fee). No land use project subject to this requirement is final, vested, or operative until the fee is paid.
- 14. Subdivider shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference, as if set forth fully herein.
- 15. Within 30 days of the date of final approval of this grant by the County, Subdivider shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration ("MND") for this Project, in the office of the Recorder. Prior to recordation of the covenant, Subdivider shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, Subdivider shall submit annual mitigation monitoring reports to Regional Planning, or at greater intervals, if required. The reports shall describe the status of Subdivider's compliance with the required mitigation measures.
- 16. Subdivider shall deposit an initial sum of \$6,000 with Regional Planning within 30 days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the

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- MMRP. Subdivider shall replenish the mitigation monitoring account, if necessary, until all mitigation measures have been implemented and completed.
- 17. 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 ("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, or as otherwise authorized, pursuant to County Code Chapter 22.238.
- 18. All development, pursuant to this grant, must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
- 19. All development, pursuant to this grant, shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
- 20. All development, pursuant to this grant, shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant.
- 21. Except as expressly modified herein, this grant is subject to all recommended conditions listed in the attached Subdivision Committee Reports (Tentative Map dated January 28, 2020), consisting of letters and reports from the Departments of Public Works, Fire, Parks and Recreation, and Public Health.
- 22. Subdivider shall maintain the subject property in a neat and orderly fashion and shall maintain free of litter all areas of the premises over which Subdivider has control.
- 23. All structures, walls, and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
- 24. In the event of graffiti or other extraneous markings occurring, Subdivider 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.
- 25. The subject property shall be developed and maintained in substantial conformance with the approved Vesting Tentative Tract Map dated January 28, 2020.

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VESTING TRACT MAP SPECIFIC CONDITIONS

- 26. Subdivider shall conform to the requirements of Title 21 of the County Code.
- 27. Subdivider shall label required open space areas as "Open Space Restricted Use Area" on the final map.
- 28. Subdivider shall include a note on the final map that dedicates all construction rights to the County over Open Space Lot Nos. 18 and 31.
- 29. Subdivider shall provide at least 40 feet of street frontage at the property line and approximate radial lot lines for each lot fronting on cul-de-sacs and knuckles, except for flag lots.
- 30. Subdivider shall not obtain any grading permit for the Project prior to the recordation of the final map.
- 31. Subdivider shall build six Junior Accessory Dwelling Units ("JADUs") on six residential lots, as indicated at the August 26, 2020 Commission meeting.
- 32. Prior to final map approval, Subdivider shall submit a Revised Exhibit "A"/Exhibit Map depicting the location of the JADUs to the Director for review and approval.
- 33. Prior to issuance of the first certificate of occupancy, Subdivider shall enter into a covenant with the Los Angeles County Development Authority ("LACDA") to set aside six JADUs which shall be restricted to renting to non-family members, with at maximum income limited to 80 percent area median income, as defined in California Health and Safety Code sections 50079.5, 50093, 50105, and 50106. This restriction shall be in perpetuity and short-term rentals shall be precluded. The covenant shall also specify the location of the six JADUs, to the satisfaction of the Director and LACDA. The covenant shall be reviewed and approved by the LACDA prior to recordation of the document, and a recorded copy of the covenant shall be provided to Regional Planning and the LACDA.
- 34. The Project Site shall be developed and maintained in substantial compliance with the approved Exhibit "A"/Exhibit Map dated January 28, 2020, or Revised Exhibit "A"/Exhibit Map approved by the Director. Permission is granted to adjust lot lines to the satisfaction of Regional Planning.
- 35. Prior to obtaining final map approval, Subdivider shall submit a tree planting plan to the Director for review and approval, depicting the planting location, size, and species of the tree plantings required by this grant. Pursuant to County Code Chapter 21.32, Subdivider shall plant, or cause to be planted, at least two trees of non-invasive species with the front yard of each residential lot. To ensure future on-site tree planting, prior to final map approval, Subdivider shall post a bond with Public Works for the tree planting, or shall submit photos and other verification that the trees have been planted, to the satisfaction of Regional Planning.

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- 36. Subdivider shall provide a copy of the Park Obligation Fees receipt to Regional Planning.
- 37. Prior to final map approval, Subdivider shall submit a draft copy of the maintenance agreement for the continued maintenance of the open space lots to the Director for review and approval.

Attachments:

Mitigation Monitoring and Reporting Program Subdivision Committee Report

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MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) PROJECT NO. 2019-000063-(4) / PERMIT NO. RPPL 2019000014 (TR82457) / ENV NO. 2019000128

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
MM-BIO-1	Biological Resources	Migratory Bird Treaty Act. In the event that vegetation and tree removal should occur between February 1st and August 31st, the Project Applicant (or its contractor) shall retain a qualified biologist to conduct a nesting bird survey no more than 3 days prior to commencement of construction activities. The nesting survey shall include the project site and areas immediately adjacent to the site that could potentially be affected by project site construction activities such as noise, human activity, and dust. If active nesting of birds is observed within 100 feet of the designated construction area prior to construction, the biologist shall establish suitable buffers around the active nests (e.g., as much as 500 feet for raptors and 300 feet for nonraptors [subject to the recommendations of the qualified biologist]), and the buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests. Prior to commencement of grading activities and issuance of any building permits, the Director of the Community Development Department, or designee, shall verify that all Project grading and construction plans include specific notes requarition the regular permits of the Migratory Bird Treaty Act (MBTA) that preconstruction surveys have been completed and the results required by staff, and that the	Breeding Bird Survey	Prior to issuance of a grading permit.	Applicant and subsequent owner(s)	Regional Planning
MM-GEO-1	Geology / Soils	Iregarding the requirements of the Midratory bird Treaty Act (Mb 1A), that preconstruction surveys have been completed and the results reviewed by start, and that the The Project Applicant shall implement all recommendations in the approved Geotechnical Due Diligence and Preliminary Infiltration Study prepared for the project site by GeoTek, Inc. and dated April 20, 2018 during site preparation, grading, and construction, and compliance with the approved Geotechnical Investigation shall be verified in the field by a qualified representative. The Project Applicant shall demonstrate to the County that all or equivalent recommendations in the Geotechnical Due Diligence and Preliminary Infiltration Study, or any updates to those reports have been incorporated into the project's design and grading plans.	Geotechnical Report	Prior to issuance of a grading permit.	Applicant and subsequent owner(s)	Public Works
MM-HAZ-1	Hazards / Hazardous Materials	Prior to issuance of grading permits, the Property Owner/Developer shall submit site development plans to the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) for Construction Site Plan review. Property Owner/Developer shall implement any actions recommended by DOGGR, including but not limited to useful apandomment to current standards, vention, leak testing and setbacks. Documentation of composing per provided to the County of Ice Angeles for	Submit and approval of site development plans to DOGGR	Prior to grading permit	Applicant and subsequent owner(s)	Regional Planning
MM-HAZ-2		The Property Owner/Developer shall conduct a Phase II ESA and submit evidence that any detected constituents detected are in concentrations below the maximum allowable concentration levels for residential development per California Department of Toxic Substances Control (DTSC) Residential Screening Level thresholds and do not pose a significant health risks to future residents. Contaminated soils shall be remediated or removed from the site. If any testing sites reveal contamination in excess of the DTSC Residential Screening Level thresholds, measures to minimize intrusion of pollutants into residences shall be applied as determined by the hazardous materials	Phase II ESA	Prior to issuance of demolition permit	Applicant and subsequent owner(s)	Regional Planning/Public Health
MM-HAZ-3		Construction at the project site shall be conducted under a project-specific Construction Risk Management Plan (CRMP) to protect construction workers, the general public, and the environment from subsurface hazardous materials previously identified and to address the possibility of encountering unknown contamination or hazards in the subsurface. The CRMP shall summarize soil and groundwater analytical data collected on the project sites during past investigations and during site investigation activities; delineate areas of known soil and groundwater contamination, if applicable; and identify soil and groundwater management options for excavated soil and groundwater, in compliance with local, state, and federal statutes and regulations. The CRMP shall: 1) Provide procedures for evaluating, handling, storing, testing, and disposing of soil and groundwater during project excavation and dewatering activities, respectively. 2) Require the preparation of a project-specific Health and Safety Plan that identifies hazardous materials present, describes required health and safety provisions and training for all workers potentially exposed to hazardous materials in accordance with state and federal worker safety regulations, and designates the personnel responsible for Health and Safety Plan implementation. 3) Require the preparation of a contingency plan that shall be applied should previously unknown hazardous materials be encountered during construction activities. The contingency plan shall include provisions that require collection of soil and/or groundwater samples in the newly discovered affected area by a qualified environmental professional prior to further work, as appropriate. The analytical results of the sampling shall be reviewed by the qualified environmental professional and submitted to the appropriate regulatory agency. The environmental professional shall provide recommendations, as applicable, regarding sollwaste management, worker health and safety training, and regulatory agency notifications, in	CRMP		Applicant and subsequent owner(s)	Public Health
MM-TR-1	Tribal Resources	Prior to the issuance of any permits for initial site clearing (such as pavement removal, grubbing, tree removals) or issuance of permits allowing ground-disturbing activities that cause excavation to depths greater than artificial fill (including as a boring, grading, excavation, drilling, potholing or auguring, and trenching), the County shall ensure that the project applicant/developer retain qualified Native American Monitor(s). The monitor(s) shall be approved by the tribal representatives of the Gabrielino Band of Mission Indians - Kizh Nation and be present on-site during initial site clearing and construction that involves ground disturbing activities that cause excavation to depths greater than artificial fill identified herein. The monitor shall conduct a Native American Indian Sensitivity Training for construction personnel. The training session includes a handout and focus on how to identify Native American resources encountered during earthmoving activities and the procedures followed if resources are discovered. The Native American monitor(s) shall complete monitoring logs on a daily basis, providing descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when grading and excavation activities of native soil (i.e., previously undisturbed) are completed, or when the tribal representatives and monitor have indicated that the site has a low potential for tribal cultural resources, whichever occurs first. In the event that tribal cultural resources are inadvertently discovered during ground-disturbing activities, work must be halted within 50 feet of the find until it can also be evaluated by a qualified archaeologist in cooperation with a Native American monitor to determine if the potential resource meet the CEQA definition of historical (State CEQA Guidelines 15064.5(a)) and/or unique resource (Public Resources Code 21083.2(g)). Construction activities could continue in other areas. If the fin	Native American Monitor	Prior to issuance of permits for initial-site clearing.	Applicant and subsequent owner(s)	Regional Planning
MM-MC	Mitigation Compliance	As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	Regional Planning



PROJECT NUMBER HEARING DATE

2019-000063 TBD

REQUESTED ENTITLEMENTS

Vesting Tentative Tract Map No. 82457 (RPPL 2019000014)

Yard Modification No. RPPL2019001046 Environmental Assessment No. 2019000128

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICAN	IT		MAP/EXHIBIT DATE:	SCM REPORT DATE:	SCM DATE:		
Century Communities			1/28/2020	2/27/2020	Reports Only		
PROJECT OVERVIE	w						
To create 29 single-family residential lots, 2 open space lot, and 1 facility lot lot on 5.7 (gross) acres.							
MAP STAGE							
Tentative: ⊠ F	Revised: A	Amendment:	Amended : Exhibit "A"	Modification to : Recorded Map	Other:		
MAP STATUS							
Initial: 1s	t Revision: 2	nd Revision:	Revision (requires a	fee): 🛚			
LOCATION			ACCESS				
11537 Grovedale Driv	ve, Whitter		Grovedale and Richdale				
ASSESSORS PARCI	EL NUMBER(S)		SITE AREA				
8039-014-027			248,292 (gross) SF				
GENERAL PLAN / LO	OCAL PLAN		ZONED DISTRICT	SUP DISTR	ICT		
County-wide			Southeast Whitter	4th			
LAND USE DESIGNA	ATION		ZONE	CSD			
P - Public-Semi Public	С		R-A-6,000 (Residen				
H9 - Residential (1-9	du/ac)		Agricultural-6,000 so minimum required narea)				
PROPOSED UNITS	MAX DENSI	TY/UNITS	GRADING (CY)				
(DU)	(DU)		(CUT/FILL, IMPORT	T/EXPORT, ONSITE	/OFFSITE)		
5 DU/AC	9 DU/AC		Total				
			60,056 cut 59,485 fil	II			
			572 Export				
ENVIRONMENTAL D	•	EQA)					
SUBDIVISION COMM	MITTEE DEPARTME	NT CLEARANCE					
<u>Department</u>	<u>Status</u>		<u>Contact</u>				
Regional Planning	Hold	Peter Chou (213)	974-6433 pchou@pl	anning.lacounty.gov			
Public Works	Cleared		626) 458-4921 <u>pkhou</u>		<u>DV</u>		
Fire	Hold	Joseph Youman (323) 890-4243 <u>josep</u>	h.youman@fire.laco	unty.gov		

SUBDIVISION COMMITTEE REPORT TR82457, 12/12/2019

PAGE 2 OF 2

Parks & Recreation	Cleared	Loretta Quach (626) 588-5305 <u>lquach@parks.lacounty.gov</u>				
Public Health	Cleared	Shayne LaMont (626) 430-5382 slamont@ph.lacounty.gov				
SUBDIVISION COMMITTEE STATUS						
Reschedule for Subdivision Committee Meeting:						
Reschedule for Subdivision Committee Reports Only:						
PREVIOUS CASES						
RPPL2018002072-One-Stop						

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

<u>Case Status/Recommendation</u>: At this time, Regional Planning <u>does</u> recommend approval of the tentative map pending environmental review and applicant's evidence of community outreach.

RESUBMITTAL INSTRUCTIONS

- A completed and signed Land Division application,
- A signed and dated cover letter describing all changes made to the map,
- Five (5) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A," (if filed in-person),
- A digital (CD or Flash drive) copy of the map/exhibit in PDF format (if filed in person),
- Other materials requested by the case planner.
- Upload one digital copy of applicable materials to eReviews via <u>CSS online portal</u>.
- Revision fee payment (for the 3rd revision and thereafter).

NOTE: An appointment is required for resubmittal. You must call the Land Divisions Section at <u>213-974-6433</u> to schedule the appointment. Prior to scheduling, you are encouraged to contact the case planner for a preview of your next SCM submittal.

The following reports consisting of 39 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

- 1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory Agency.
- 2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
- 3. Easements shall not be granted or recorded within areas proposed to be granted. dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
- 4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
- 5 All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
- 6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
- 7. If applicable, quitclaim or relocate easements running through proposed structures.

LOS ANGELES COUNTY PUBLIC WORKS LAND DEVELOPMENT DIVISION - SUBDIVISION TENTATIVE MAP DATED 01-28-2020 TRACT NO. 82457 (Rev.)

- Furnish Public Works' Street Name Unit with a list of street names acceptable to the 8. subdivider. These names must not be duplicated within a radius of 20 miles.
- A Mapping & Property Management Division house numbering clearance is required 9. prior to approval of the final map.
- Remove the existing buildings as shown on the tentative map prior to final map 10. approval. Demolition permits and final sign-off from the building inspector are required from the Building and Safety office.
- Show open space lots on the final map and dedicate residential construction rights 11. over the open space lots.
- 12. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
- Prior to submitting the tract map to the Director of Public Works for examination 13. pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
- A final guarantee will be required at the time of filing of the final map with the 14. Registrar-Recorder/County Clerk's Office.
- Within 30 days of the approval date of this land use entitlement or at the time of the 15. first plan check submittal, the applicant shall deposit the sum of \$5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

Prepared by <u>Kevin God</u>oy 🌇 TR82457L_rev3_RPPL2019000014.doc

Phone (626) 458-4921

Date <u>02-20-2020</u>

http://planning.lacounty.gov/case/view/tr82457



900 SOUTH FREMONT AVENUE ALHAMBRA, CALIFORNIA 91803-1331 WWW.DPW.LACOUNTY.GOV

TRACT NO.: 82457

TENTATIVE MAP DATE: 01/28/2020

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Prior to Improvement Plans Approval:

1. Comply with hydrology study, which was approved on <u>09/24/2019</u>, or the latest revision, to the satisfaction of the Department of Public Works.

Prior to recordation of a Final Map:

1. Prior to final map approval, the attached covenant shall be recorded in the office of the Los Angeles County Registrar-Recorder/County Clerk indicating that the owner of the subject development is aware and agrees to the requirements to hold the owner responsible for maintenance of all proposed drainage devices within street right of way.

Review by:		Date: 02/05/2020	Phone: (626) 458-4921
	ALEX MIKHAILPOOR		***

RECORDING REQUEST BY AND MAIL TO:

County of Los Angeles
Department of Public Works
Land Development Division
Drainage Section

P.O. Box 1460 Alhambra, California 91802-1460

Space above this line reserved for Recorder's use

COVENANT AND AGREEMENT BY OWNER REGARDING DRAINAGE ACCEPTANCE OF FLOW FROM "A" COURT, MAINTENANCE OF PROPOSED BMP/LID FOR TR 82457, AND INDEMNIFICATION

The undersigned, _____ ("Owner"), hereby certifies that it owns the real property ("Property") hereinafter identified as TR 82457, located in the County of Los Angeles, State of California, legally described and depicted in Exhibit 1 and Exhibit 2, respectively.

Owner intends to construct and operate two catch basins with bio-filtration systems ("Catch Basins") and pipes ("Pipelines) within an underground trench. The Catch Basins encroach within the public right of way of "A" Court and portions of the Pipelines encroach within the public right of way of both "A" Court and Richvale Drive and also traverse through Owner's property. The Catch Basins and portion of the Pipelines that encroach upon the public right of way ("ROW") are referred to herein as the "Improvements." The Improvements are described in the plans attached hereto as Exhibit "3" ("Grading Plans").

Owner acknowledges that the Catch Basins and Pipelines to be installed within the ROW pursuant to the Grading Plans will be private improvement(s) that: 1) Owner has constructed or will construct; 2) are not part of the public street improvements; and, 3) encroach within the County's ROW.

In consideration of the County's consent to allow the Improvements to encroach within the County's ROW, Owner agrees to defend, indemnify, and hold harmless the County, and its supervisors, directors, officers, employees, and agents for any claims, actions, demands, liabilities, damages, costs, and expenses including, without limitation, claims or actions alleging bodily injury, death, or personal injury of any person, or property damage of any nature whatsoever, directly arising from or caused by Owner's operation and maintenance of the Improvements within the ROW. The Owner's aforementioned agreement to defend, indemnify and hold harmless does not apply to claims, actions, demands, liabilities, damages, costs, or expenses arising solely from the negligence and/or willful misconduct of the County or its supervisors, directors, officers, employees contractors or agents.

Owner agrees to fully release and discharge County, and its supervisors, directors, officers, employees, and agents, from any claims and/or actions alleging any damage to the Improvements arising from, or in connection with, County's ownership, operation, or maintenance of the ROW, excluding any claims and/or actions arising solely from the negligence and/or willful misconduct of the County or its officers, employees, contractors or agents.

Owner further covenants and agrees as follows:

- Owner accepts the surface runoff or drainage emanating from "A" Court or being discharged through the Pipelines. Owner further acknowledges and agrees to accept all water flow, whatever its-quality and pollution from said water flow or any source, including but not limited to street cleaning and oil or fuel leaks coming from "A" Court.
- 2. Owner shall maintain the Improvements in good condition at all times and in conformity with LID/NPDES Maintenance Guidelines, attached hereto as Exhibit 4, unless the County discharges this obligation through a subsequently recorded written instrument.
- 3. If Owner hereafter sells the Property, Owner shall provide printed educational materials to the buyer regarding the post-construction BMP features that are to be followed in the maintenance of the Property and within ROW, including the type(s) and location(s) of all such features, and instructions for properly maintaining all such features.
- 4. Owner shall apply for and obtain all necessary permits prior to making any modifications, repairs or initiating maintenance activities of the Improvements.
- 5. Owner acknowledges that "A" Court will remain a private street and the ROW and the street improvements will not be considered public until accepted by the County.

Owner makes this covenant and agreement on behalf of itself and its successors, heirs, and assigns. Said covenant and agreement shall run with the Property, shall be binding upon Owner, future owners, encumbrancers of the Property, and their successors, heirs, or assignees, and shall continue in effect until the release of this Covenant and Agreement by the County, in its sole discretion.

***************************************	(Name if other than an individual)
s/	
s/	(Name if an individual)
o,	(Title if other than an individual)

EXHIBIT 1 LEGAL DESCRIPTION OF THE PROPERTY

EXHIBIT 2
TENTATIVE MAP DATED JANUARY 28, 2020

EXHIBIT 3
GRADING PLAN
PORTION OF SHEET NO. ____ OF SET OF GRADING PLANS DATED _____

EXHIBIT 4
LID MAINTENANCE GUIDELINES



EXHIBIT "A"

LEGAL DESCRIPTION

LOT 149 OF TRACT NO. 24958, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 653 PAGES 87 TO 92 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT PORTION OF LOT 149 OF TRACT NO. 24958, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 653 PAGES 87 TO 92 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT 149, WHICH POINT IS ALSO THE NORTHEASTERLY CORNER OF LOT 197 OF TRACT NO. 25796 AS PER MAP RECORDED IN BOOK 668 PAGE 76 OF MAPS, IN THE OFFICE OF SAID RECORDER; THENCE SOUTH 89°24'30" EAST ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 197 A DISTANCE OF 55.96 FEET; THENCE SOUTH 11°51'27" EAST 48,39 FEET; THENCE SOUTH 1°10'43" EAST 12.07 FEET TO THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 197; THENCE ALONG SAID EASTERLY PROLONGATION. NORTH 89°24'30" WEST 66.77 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 197; THENCE ALONG THE EASTERLY LINE OF SAID LOT 197, NORTH 0"35'30" EAST 59.32 FEET TO THE POINT OF BEGINNING

ALSO EXCEPT THAT PORTION OF LOT 149 OF TRACT NO. 24958, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 653 PAGES 87 TO 92 INCLUSIVE OF MAPS. IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOW:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT 149, WHICH POINT IS ALSO THE NORTHEASTERLY CORNER OF LOT 148 OF TRACT NO. 25796 AS PER MAP RECORDED IN BOOK 668 PAGE 76 OF MAPS, IN THE OFFICE OF SAID RECORDER; THENCE NORTH 71°22'40" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 149 AND ALONG THE SOUTHEASTERLY LINE OF RICHVALE DRIVE, 60 FEET WIDE AS SHOWN ON SAID MAP OF TRACT NO. 24458, A DISTANCE OF 16.29 FEET; THENCE SOUTH 0°35'30" WEST 114.11 FEET; THENCE SOUTH 11°51'27" EAST 3.60 FEET TO THE NORTHEASTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID LOT 148; THENCE ALONG SAID NORTHEASTERLY PROLONGATION, SOUTH 71°24'55" WEST 17.11 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 148; THENCE ALONG THE EASTERLY LINE OF SAID LOT 148. NORTH 0°35'30" EAST 117.88 FEET TO THE POINT OF BEGINNING

ALSO EXCEPT THAT PORTION OF LOT 149 OF TRACT NO. 24958. IN THE COUNTY OF LOS ANGELES. STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 653 PAGES 87 TO 92 INCLUSIVE OF MAPS. IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOW:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT 149, WHICH POINT IS ALSO THE NORTHEASTERLY CORNER OF LOT 202 OF TRACT NO. 25796 AS PER MAP RECORDED IN BOOK 668 PAGE 76 OF MAPS. IN THE OFFICE OF SAID RECORDER: THENCE SOUTH 89°24'30" EAST ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 202: A DISTANCE OF 65.00 FEET: THENCE SOUTH 2°31'49" WEST 55.03 FEET TO THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 202; THENCE ALONG SAID EASTERLY PROLONGATION NORTH 89°24'30" WEST 63.14 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 202; THENCE ALONG THE EASTERLY LINE OF SAID LOT 202, NORTH 0°35'30" EAST 55 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION OF LOT 149 OF TRACT NO. 24958. IN THE COUNTY OF LOS ANGELES. STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 653 PAGES 87 TO 92 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOW:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT 149, WHICH POINT IS ALSO THE NORTHEASTERLY CORNER OF LOT 198 OF TRACT NO. 25796 AS PER MAP RECORDED IN BOOK 668 PAGE 76 OF MAPS, IN THE OFFICE OF SAID RECORDER; THENCE SOUTH 89°24'30" EAST ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 198, A DISTANCE OF 66.77 FEET: THENCE SOUTH 1°10'43" EAST 55.03 FEET TO THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 198; THENCE ALONG SAID EASTERLY PROLONGATION, NORTH 89°24'30" WEST

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Order: deb Comment:

7 (

68.47 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 198; THENCE ALONG THE EASTERLY LINE OF SAID LOT 198, NORTH 0°35'30" EAST 55 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION OF LOT 149 OF TRACT NO. 24958, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 653 PAGES 87 TO 92 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOW:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT 149, WHICH POINT IS ALSO THE NORTHEASTERLY CORNER OF LOT 200 OF TRACT NO. 25796 AS PER MAP RECORDED IN BOOK 668 PAGE 76 OF MAPS, IN THE OFFICE OF SAID RECORDER; THENCE SOUTH 89°24'30" EAST ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 200, A DISTANCE OF 68.75 FEET; THENCE SOUTH 2°31'49" WEST 55.04 FEET TO THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 200; THENCE ALONG SAID EASTERLY PROLONGATION NORTH 89°24'30" WEST 66.87 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 200; THENCE ALONG THE EASTERLY LINE OF SAID LOT 200, NORTH 0°35'30" EAST 55 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION OF LOT 149 OF TRACT NO. 24958, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 653 PAGES 87 TO 92 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOW:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT 149, WHICH POINT IS ALSO THE NORTHEASTERLY CORNER OF LOT 199 OF TRACT NO. 25796 AS PER MAP RECORDED IN BOOK 668 PAGE 76 OF MAPS, IN THE OFFICE OF SAID RECORDER; THENCE SOUTH 89°24'30" EAST ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 199 A DISTANCE OF 68.47 FEET; THENCE SOUTH 1°10'43" EAST 32.80 FEET; THENCE SOUTH 2°31'49" WEST 22.24 FEET TO THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 199; THENCE ALONG SAID EASTERLY PROLONGATION, NORTH 89°24'30" WEST 68.73 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 199; THENCE ALONG THE EASTERLY LINE OF SAID LOT 199, NORTH 0°35'30" EAST 55 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION OF LOT 149 OF TRACT NO. 24958, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 653 PAGES 87 TO 92 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOW:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT 149, WHICH POINT IS ALSO THE NORTHEASTERLY CORNER OF LOT 196 OF TRACT NO. 25796 AS PER MAP RECORDED IN BOOK 668 PAGE 76 OF MAPS, IN THE OFFICE OF SAID RECORDER; THENCE NORTH 71°24'55" EAST ALONG THE NORTHEASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 196 A DISTANCE OF 17.11 FEET; THENCE SOUTH 11°51'27" EAST 184.63 FEET TO THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 196; THENCE ALONG SAID EASTERLY PROLONGATION NORTH 89°24'30" WEST 55.96 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 196; THENCE ALONG THE EASTERLY LINE OF SAID LOT 196; NORTH 0°35'30" EAST 174.67 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION OF LOT 149 OF TRACT NO. 24958, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 653 PAGES 87 TO 92 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOW.

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT 149, WHICH POINT IS ALSO THE NORTHEASTERLY CORNER OF LOT 203 OF TRACT NO. 25796 AS PER MAP RECORDED IN BOOK 668 PAGE 76 OF MAPS, IN THE OFFICE OF SAID RECORDER; THENCE SOUTH 89°24'30" EAST ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 203, A DISTANCE OF 63.14 FEET; THENCE SOUTH 2°31'49" WEST 50.14 FEET TO THE SOUTHERLY LINE OF SAID LOT 149; THENCE ALONG SAID SOUTHERLY LINE OF LOT 149; SOUTH 88°40'36" WEST 61.47 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 203; THENCE ALONG THE EASTERLY LINE OF SAID LOT 203 NORTH 0°35'30" EAST 52.46 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION OF LOT 149 OF TRACT NO. 24958, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 653 PAGES 87 TO 92 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOW:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT 149, WHICH POINT IS ALSO THE NORTHEASTERLY CORNER OF LOT 201 OF TRACT NO. 25796 AS PER MAP RECORDED IN BOOK 668 PAGE 76 OF MAPS, IN THE OFFICE OF SAID RECORDER; THENCE SOUTH 89°24'30" EAST ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 201 A DISTANCE OF 66.87 FEET; THENCE SOUTH 2°31'49" WEST 55.03 FEET TO THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 201; THENCE ALONG SAID EASTERLY PROLONGATION, NORTH 89°24'30" WEST 65.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 201; THENCE ALONG THE EASTERLY LINE OF SAID LOT 201, NORTH 0°35'30" EAST 55 FEET TO THE POINT OF BEGINNING

ALSO EXCEPT THAT PORTION OF LOT 149 OF TRACT NO. 24958, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 653 PAGES 87 TO 92 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 149, SAID POINT ALSO BEING THE WESTERLY SIDELINE OF GROVEDALE DRIVE, 60 FEET WIDE, THENCE NORTH 00°21'48" EAST ALONG SAID SIDELINE 217.70 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°50'00" WEST, 188.81 FEET; THENCE NORTH 00°20'00" EAST, 64.50 FEET; THENCE NORTH 89°40'00" WEST, 64.76 FEET; THENCE SOUTH 00°20'00" WEST, 76.65 FEET; THENCE NORTH 89°30'00" WEST, 61.53 FEET; THENCE SOUTH 00°40'40" WEST, 171.74 FEET; THENCE NORTH 89°06'40" WEST, 200.32 FEET MORE OR LESS TO THE EASTERLY LINE OF THE PROPERTY DESCRIBED AS PARCEL 2 IN THE DOCUMENT RECORDED JANUARY 18, 1984 AS INSTRUMENT NO. 84-73070, OFFICIAL RECORDS.

ALSO EXCEPTING FROM THE REMAINDER OF SAID LAND, ALL OIL, GAS ASPHALTUM AND OTHER HYDROCARBONS AND OTHER MINERALS. WHETHER SIMILAR TO THOSE HEREIN SPECIFIED OR NOT. WITHIN OR UNDERLYING OR THAT MAY BE PRODUCED FROM SAID PROPERTY AND THE SOLE AND EXCLUSIVE RIGHT TO DRILL SLANTED WELLS AND THE SOLE AND EXCLUSIVE RIGHT TO DRILL SLANTED WELLS FROM ADJACENT LANDS INTO AND THROUGH AND TO DEVELOP LINES AND CONSTRUCT TUNNELS, SHAFTS AND OTHER WORKS IN AND THROUGH THE SUBSURFACE OF SAID PROPERTY FOR THE PURPOSES OF RECOVERING SAID MINERALS OR ANY OF THEM, FROM SAID PROPERTY OR OTHER PROPERTY. OR BOTH THE RIGHT TO USE THAT PORTION OF THE SUBSURFACE OF SAID PROPERTY LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY FOR ALL PURPOSES PERTAINING TO OR INCIDENT TO THE PRODUCTION OF, THE STORAGE OR CONSERVATION OF, OR EXPLORING FOR OIL, GAS, ASPHALTUM, AND OTHER HYDROCARBONS AND OTHER MINERALS WHETHER SIMILAR TO THOSE SPECIFIED OR NOT, OR ANY OF SAID SUBSTANCES BY MEANS OF ANY METHOD NOW KNOWN OR UNKNOWN, BUT NOT INCLUDING WITHIN THE EXCEPTION ANY RIGHT TO USE THE SURFACE OF SAID PROPERTY OR THE PORTION THEREOF LYING ABOVE A DEPTH OF 500 FEET BELOW THE SURFACE FOR THE AFORE SAID PURPOSES, AS EXCEPTED AND RESERVED BY STERN ON OCTOBER 4, 1956 IN BOOK 52482 PAGE 278 OFFICIAL RECORDS AND ON MARCH 6, 1959 IN BOOK D-390 PAGE 148 OFFICIAL RECORDS.

Description: Los Angeles, CA Document - Year. DocID 2010.1420154 Page: 6 of 7

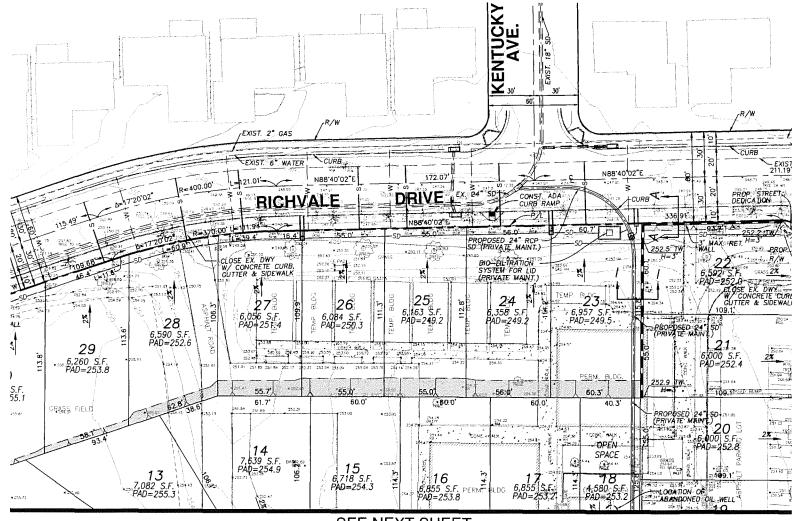
Order: deb Comment:

7 . . .

EXHIBIT 2 - TENTATIVE MAP

MAJOR LAND DIVISION VESTING TENTATIVE TRACT NO. 82457

LOCATED IN THE UNINCORPORATE TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



SEE NEXT SHEET

Exhibit 2 (1 of 2)

SEE PREVIOUS SHEET

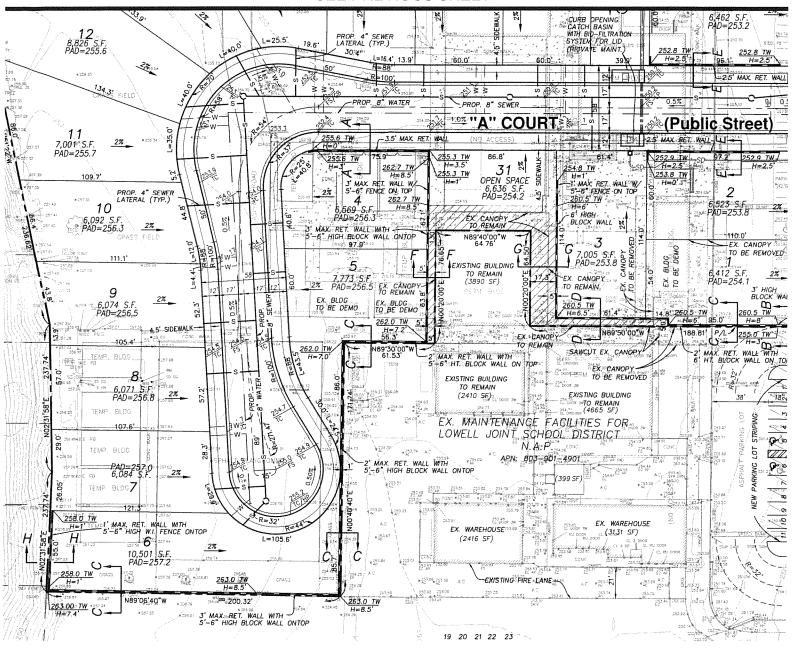


Exhibit 2 (2 of 2)

EXHI	BIT	3 -	GR	AD	IN	IG	PL	1A_	V
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PORTION OF SHEET NO. _____ OF SET OF GRADING PLANS DATED _____

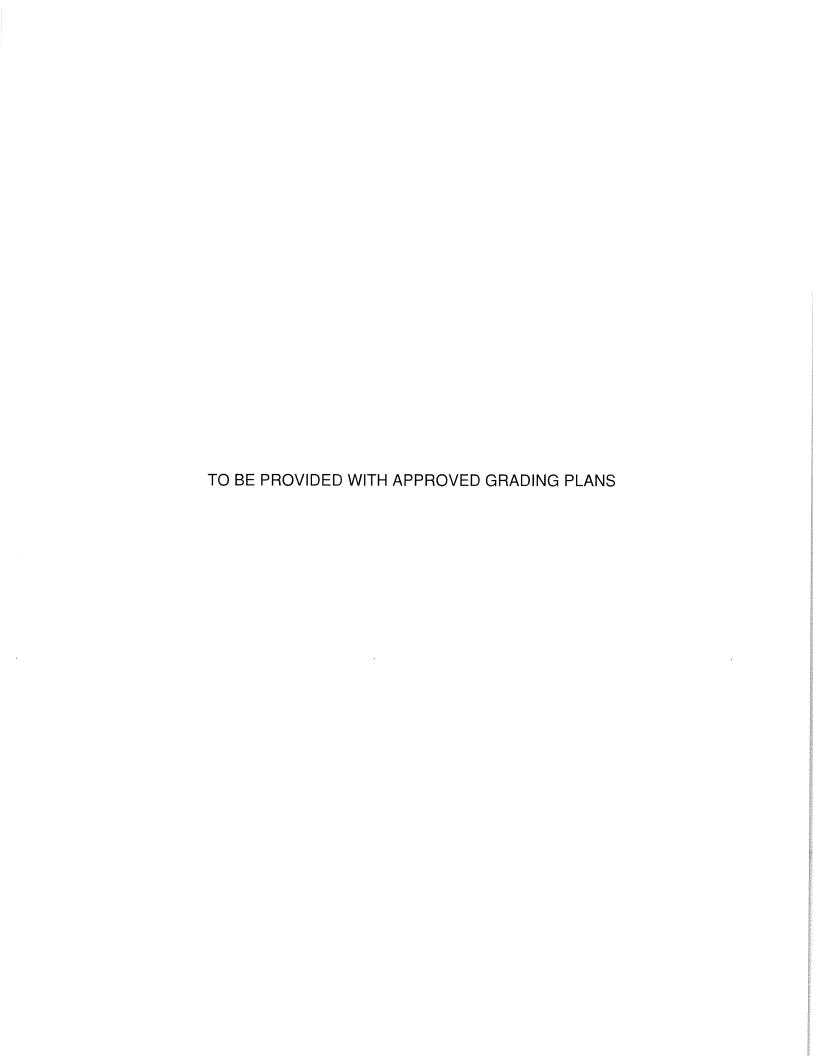


EXHIBIT 4 - LID MAINTENANCE GUIDELINES

Filterra Owner's Manual







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Routine Maintenance Guidelines	6
Maintenance Visit Procedure	9
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Appendix 2 – Planting Requirements for Filterra Systems	.13

Enclosed

Local Area Filterra Plant List



Introduction

Thank you for your purchase of the Filterra® Bioretention System. Filterra is a specially engineered stormwater treatment system incorporating high performance biofiltration media to remove pollutants from stormwater runoff. The system's biota (vegetation and soil microorganisms) then further breakdown and absorb captured pollutants. All components of the system work together to provide a sustainable long-term solution for treating stormwater runoff.

The Filterra system has been delivered to you with protection in place to resist intrusion of construction related sediment which can contaminate the biofiltration media and result in inadequate system performance. These protection devices are intended as a best practice and cannot fully prevent contamination. It is the purchaser's responsibility to provide adequate measures to prevent construction related runoff from entering the Filterra system.

Included with your purchase is Activation of the Filterra system by the manufacturer as well as a 1-year warranty from delivery of the system and 1-year of routine maintenance (mulch replacement, debris removal, and pruning of vegetation) up to twice during the first year after activation.

Design and Installation

Each project presents different scopes for the use of Filterra systems. Information and help may be provided to the design engineer during the planning process. Correct Filterra box sizing (by rainfall region) is essential to predict pollutant removal rates for a given area. The engineer shall submit calculations for approval by the local jurisdiction. The contractor is responsible for the correct installation of Filterra units as shown in approved plans. A comprehensive installation manual is available at www.ContechES.com.

Activation Overview

Activation of the Filterra system is a procedure completed by the manufacturer to place the system into working condition. This involves the following items:

- Removal of construction runoff protection devices
- Planting of the system's vegetation
- Placement of pretreatment mulch layer using mulch certified for use in Filterra systems.

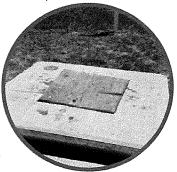
Activation MUST be provided by the manufacturer to ensure proper site conditions are met for Activation, proper installation of the vegetation, and use of pretreatment mulch certified for use in Filterra systems.

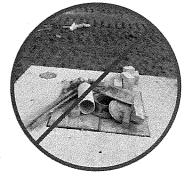


Minimum Requirements

The minimum requirements for Filterra Activation are as follows:

1. The site landscaping must be fully stabilized, i.e. full landscaping installed and some grass cover (not just straw and seed) is required to reduce sediment transport. Construction debris and materials should be removed from surrounding area.



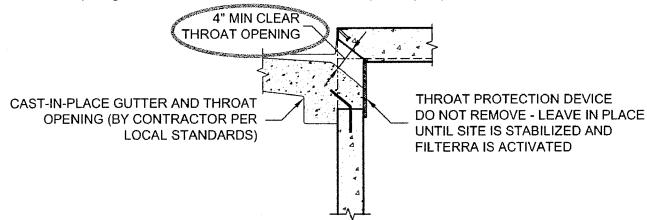


2. Final paving must be completed. Final paving ensures that paving materials will not enter and contaminate the Filterra system during the paving process, and that the plant will receive runoff from the drainage area, assisting with plant survival for the Filterra system.





3. Filterra throat opening should be at least 4" in order to ensure adequate capacity for inflow and debris.



An Activation Checklist is included on page 12 to ensure proper conditions are met for Contech to perform the Activation services. A charge of \$500.00 will be invoiced for each Activation visit requested by Customer where Contech determines that the site does not meet the conditions required for Activation.

Filterra Plant Selection Overview

A Plant List has been enclosed with this packet highlighting recommended plants for Filterra systems in your area. Keep in mind that plants are subject to availability due to seasonality and required minimum size for the Filterra system. Plants installed in the Filterra system are container plants (max 15 gallon) from nursery stock and will be immature in height and spread at Activation.

It is the responsibility of the owner to provide adequate irrigation when necessary to the plant of the Filterra system.

The "Planting Requirements for Filterra Systems" document is included as an appendix and discusses proper selection and care of the plants within Filterra systems.

Warranty Overview

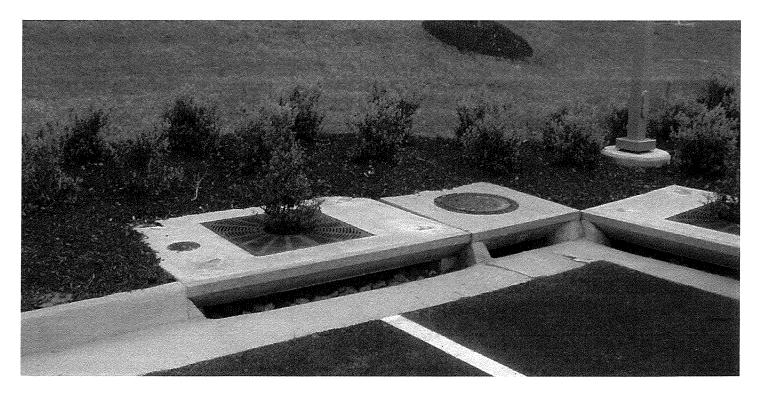
Refer to the Contech Engineered Solutions LLC Stormwater Treatment System LIMITED WARRANTY for further information. The following conditions may void the Filterra system's warranty and waive the manufacturer provided Activation and Maintenance services:

- Unauthorized activation or performance of any of the items listed in the activation overview
- Any tampering, modifications or damage to the Filterra system or runoff protection devices
- Removal of any Filterra system components
- Failure to prevent construction related runoff from entering the Filterra system
- Failure to properly store and protect any Filterra components (including media and underdrain stone) that may be shipped separately from the vault

Routine Maintenance Guidelines

With proper routine maintenance, the biofiltration media within the Filterra system should last as long as traditional bioretention media. Routine maintenance is included by the manufacturer on all Filterra systems for the first year after activation. This includes a maximum of 2 visits to remove debris, replace pretreatment mulch, and prune the vegetation. More information is provided in the Operations and Maintenance Guidelines. Some Filterra systems also contain pretreatment or outlet bays. Depending on site pollutant loading, these bays may require periodic removal of debris, however this is not included in the first year of maintenance, and would likely not be required within the first year of operation.

These services, as well as routine maintenance outside of the included first year, can be provided by certified maintenance providers listed on the Contech website. Training can also be provided to other stormwater maintenance or landscape providers.



Why Maintain?

All stormwater treatment systems require maintenance for effective operation. This necessity is often incorporated in your property's permitting process as a legally binding BMP maintenance agreement. Other reasons to maintain are:

- · Avoiding legal challenges from your jurisdiction's maintenance enforcement program.
- Prolonging the expected lifespan of your Filterra media.
- Avoiding more costly media replacement.
- · Helping reduce pollutant loads leaving your property.

Simple maintenance of the Filterra is required to continue effective pollutant removal from stormwater runoff before discharge into downstream waters. This procedure will also extend the longevity of the living biofilter system. The unit will recycle and accumulate pollutants within the biomass, but is also subjected to other materials entering the inlet. This may include trash, silt and leaves etc. which will be contained above the mulch layer. Too much silt may inhibit the Filterra's flow rate, which is the reason for site stabilization before activation. Regular replacement of the mulch stops accumulation of such sediment.

When to Maintain?

Contech includes a 1-year maintenance plan with each system purchase. Annual included maintenance consists of a maximum of two (2) scheduled visits. Additional maintenance may be necessary depending on sediment and trash loading (by Owner or at additional cost). The start of the maintenance plan begins when the system is activated.

Maintenance visits are scheduled seasonally; the spring visit aims to clean up after winter loads including salts and sands while the fall visit helps the system by removing excessive leaf litter.

It has been found that in regions which receive between 30-50 inches of annual rainfall, (2) two visits are generally required; regions with less rainfall often only require (1) one visit per annum. Varying land uses can affect maintenance frequency; e.g. some fast food restaurants require more frequent trash removal. Contributing drainage areas which are subject to new development wherein the recommended erosion and sediment control measures have not been implemented may require additional maintenance visits.

Some sites may be subjected to extreme sediment or trash loads, requiring more frequent maintenance visits. This is the reason for detailed notes of maintenance actions per unit, helping the Supplier and Owner predict future maintenance frequencies, reflecting individual site conditions.

Owners must promptly notify the (maintenance) Supplier of any damage to the plant(s), which constitute(s) an integral part of the bioretention technology. Owners should also advise other landscape or maintenance contractors to leave all maintenance to the Supplier (i.e. no pruning or fertilizing) during the first year.



Exclusion of Services

Clean up due to major contamination such as oils, chemicals, toxic spills, etc. will result in additional costs and are not covered under the Supplier maintenance contract. Should a major contamination event occur the Owner must block off the outlet pipe of the Filterra (where the cleaned runoff drains to, such as drop inlet) and block off the throat of the Filterra. The Supplier should be informed immediately.

Maintenance Visit Summary

Each maintenance visit consists of the following simple tasks (detailed instructions below).

- 1. Inspection of Filterra and surrounding area
- 2. Removal of tree grate and erosion control stones
- 3. Removal of debris, trash and mulch
- 4. Mulch replacement
- 5. Plant health evaluation and pruning or replacement as necessary
- 6. Clean area around Filterra
- 7. Complete paperwork

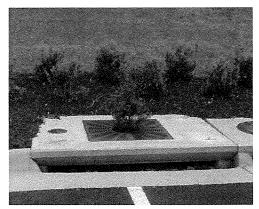
Maintenance Tools, Safety Equipment and Supplies

Ideal tools include: camera, bucket, shovel, broom, pruners, hoe/rake, and tape measure. Appropriate Personal Protective Equipment (PPE) should be used in accordance with local or company procedures. This may include impervious gloves where the type of trash is unknown, high visibility clothing and barricades when working in close proximity to traffic and also safety hats and shoes. A T-Bar or crowbar should be used for moving the tree grates (up to 170 lbs ea.). Most visits require minor trash removal and a full replacement of mulch. See below for actual number of bagged mulch that is required in each media bay size. Mulch should be a double shredded, hardwood variety. Some visits may require additional Filterra engineered soil media available from the Supplier.

Box Length	Box Width	Filter Surface Area (ft²)	Volume at 3" (ft³)	# of 2 ft³ Mulch Bags
4	4	4	4	2
6	4	6	6	3
8	4	8	8	4
6	. 6	9	9	5
8	6	12	12	6
10	6	15	15	8
12	6	18	18	9
13	7	23	23	12

Maintenance Visit Procedure

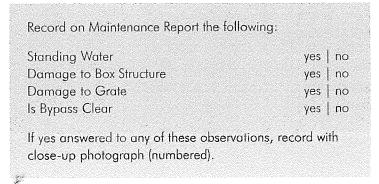
Keep sufficient documentation of maintenance actions to predict location specific maintenance frequencies and needs. An example Maintenance Report is included in this manual.

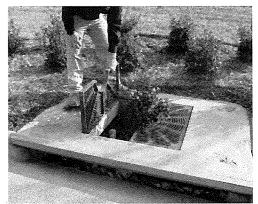


1. Inspection of Filterra and surrounding area

• Record individual unit before maintenance with photograph (numbered).

Record on Maintenance Report (see example in this document) the following:





2. Removal of tree grate and erosion control stones

- Remove cast iron grates for access into Filterra box.
- Dig out silt (if any) and mulch and remove trash & foreign items.
- 3. Removal of debris, trash and mulch





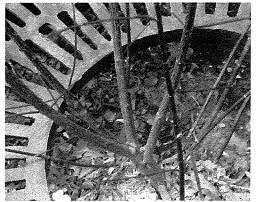
After removal of mulch and debris, measure distance from the top of the
Filterra engineered media soil to the top of the top slab. Compare the
measured distance to the distance shown on the approved Contract Drawings
for the system. Add Filterra media (not top soil or other) to bring media up as
needed to distance indicated on drawings.

Record on Maintenance Report the following:	
Distance to Top of Top Slab (inches)	
Inches of Media Added	



4. Mulch replacement

- Add double shredded mulch evenly across the entire unit to a depth of 3".
- Refer to Filterra Mulch Specifications for information on acceptable sources.
- Ensure correct repositioning of erosion control stones by the Filterra inlet to allow for entry of trash during a storm event.
- Replace Filterra grates correctly using appropriate lifting or moving tools, taking care not to damage the plant.



5. Plant health evaluation and pruning or replacement as necessary

- Examine the plant's health and replace if necessary.
- Prune as necessary to encourage growth in the correct directions

Height above Grate	(ff
Width at Widest Point	(ft _j
Health	healthy unhealthy
Damage to Plant	yes no
Plant Replaced	yes no



6. Clean area around Filterra

• Clean area around unit and remove all refuse to be disposed of appropriately.



7. Complete paperwork

- Deliver Maintenance Report and photographs to appropriate location (normally Contech during maintenance contract period).
- Some jurisdictions may require submission of maintenance reports in accordance with approvals. It is the responsibility of the Owner to comply with local regulations.

Maintenance Checklist

Drainage System Failure	Problem	Conditions to Check	Condition that Should Exist	Actions
Inlet	Excessive Accumulated sediments or sediment or trash accumulation. Accumulated sediments or trash impair free flow of water into Filterra.		Inlet should be free of obstructions allowing free distributed flow of water into Filterra.	Sediments and/or trash should be removed.
Mulch Cover	Trash and floatable debris accumulation.	Excessive trash and/or debris accumulation.	Minimal trash or other debris on mulch cover.	Trash and debris should be removed and mulch cover raked level. Ensure bark nugget mulch is not used.
Mulch Cover	"Ponding" of water on mulch cover.	"Ponding" in unit could be indicative of clogging due to excessive fine sediment accumulation or spill of petroleum oils.	Stormwater should drain freely and evenly through mulch cover.	Recommend contact manufacturer and replace mulch as a minimum.
Vegetation	Plants not growing or in poor condition.	Soil/mulch too wet, evidence of spill. Incorrect plant selection. Pest infestation. Vandalism to plants.	Plants should be healthy and pest free.	Contact manufacturer for advice.
Vegetation	Plant growth excessive.	Plants should be appropriate to the species and location of Filterra.		Trim/prune plants in accordance with typical landscaping and safety needs.
Structure	Structure has visible cracks.	Cracks wider than 1/2 inch or evidence of soil particles entering the structure through the cracks.		Vault should be repaired.

Filterra Inspection & Maintenance Log

Filterra System Size/Model: Location: _____

Date	Mulch & Debris Removed	Depth of Mulch Added	Mulch Brand	Height of Vegetation Above Grate	Vegetation Species	Issues with System	Comments
1/1/17	5 – 5 gal Buckets	3″	Lowe's Premium Brown Mulch	4'	Galaxy Magnolia	- Standing water in downstream structure	- Removed blockage in downstream structure

Appendix 1 – Filterra® Activation Checklist



Project Name:				Co	ompany:_			LIVGI		D 20FOLION2
Site Contact Name:					Site C					
Site Owner/End U		Site Owner/End User Phone/Email:								
Preferred Activation	n Date:		(provide 2 weeks minimum from date this form is submitted)							
Site Designation	System Size	Final Pa / Top Com	Coat	Landso Com / Go Emer	plete ass	Constr mater Piles / Remo	ials / Debris	Thr Ope Measu Min. H	ning res 4"	Plant Species Requested
			Yes		Yes		Yes		Yes	
			No		No		No		No	
			Yes		Yes		Yes		Yes	
			No		No		No		No	
			Yes		Yes		Yes		Yes	
			No		No		No		No	
			Yes	О	Yes	П	Yes		Yes	
			No		No		No		No	
			Yes	П	Yes		Yes		Yes	
			No		No		No		No	
			Yes	П	Yes		Yes		Yes	
			No		No		No		No	
			Yes	П	Yes		Yes		Yes	
			No		No		No		No	
		П	Yes		Yes		Yes		Yes	
			No		No		No		No	
		П	Yes	П	Yes		Yes		Yes	
			No		No		No		No	
Attach additional sheets as NOTE: A charge of site does not meet Filterra systems; un Maintenance.	of \$500.00 will be the conditions req	uired for A	ctivation.	ONLY C	Contech c	uthorized	represer	itatives ca	n perforr	m Activation of
Signature							Date			

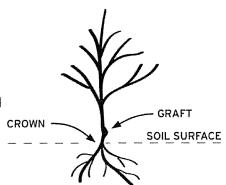
Appendix 2 – Planting Requirements for Filterra® Systems

Plant Material Selection

- Select plant(s) as specified in the engineering plans and specifications.
- Select plant(s) with full root development but not to the point where root bound.
- Use local nursery container plants only. Ball and burlapped plants are not permitted.
- For precast Filterra systems with a tree grate, plant(s) must not have scaffold limbs at least 14 inches from the crown due to spacing between the top of the mulch and the tree grate. Lower branches can be pruned away provided there are sufficient scaffold branches for tree or shrub development.
- For precast Filterra systems with a tree grate, at the time of installation, it is required that plant(s) must be at least 6" above the tree grate opening at installation for all Filterra configurations. This DOES NOT apply to Full Grate Cover designs.
- Plant(s) shall not have a mature height greater than 25 feet.
- For standard 21" media depth, a 7 15 gallon container size shall be used. Media less than 21" (Filterra boxes only) will require smaller container plants.
- For precast Filterra systems, plant(s) should have a single trunk at installation, and pruning may be necessary at activation and maintenance for some of the faster growing species, or species known to produce basal sprouts.

Plant Installation

- During transport protect the plant leaves from wind and excessive jostling.
- Prior to removing the plant(s) from the container, ensure the soil moisture is sufficient to maintain the integrity of the root ball. If needed, pre-wet the container plant.
- Cut away any roots which are growing out of the container drain holes. Plants with excessive root growth from the drain holes should be rejected.
- Plant(s) should be carefully removed from the pot by gently pounding on the sides of the container with the fist to loosen root ball. Then carefully slide out. Do not lift plant(s) by trunk as this can break roots and cause soil to fall off. Extract the root ball in a horizontal position and support it to prevent it from breaking apart. Alternatively the pot can be cut away to minimize root ball disturbance.
- Remove any excess soil from above the root flare after removing plant(s) from container.
- Excavate a hole with a diameter 4" greater than the root ball, gently place the plant(s).
- If plant(s) have any circling roots from being pot bound, gently tease them loose without breaking them.
- If root ball has a root mat on the bottom, it should be shaved off with a knife just above the mat line.
- Plant the tree/shrub/grass with the top of the root ball 1" above surrounding media to allow for settling.
- All plants should have the main stem centered in the tree grate (where applicable) upon completion of installation.
- With all trees/shrubs, remove dead, diseased, crossed/rubbing, sharply crotched branches or branches growing excessively long or in wrong direction compared to majority of branches.
- To prevent transplant shock (especially if planting takes place in the hot season), it may be necessary to prune some of
 the foliage to compensate for reduced root uptake capacity. This is accomplished by pruning away some of the smaller
 secondary branches or a main scaffold branch if there are too many. Too much foliage relative to the root ball can dehydrate
 and damage the plant.
- Plant staking may be required.



Mulch Installation

- Only mulch that has been meeting Contech Engineered Solutions' mulch specifications can be used in the Filterra system.
- Mulch must be applied to a depth of 3" evenly over the surface of the media.

Irrigation Requirements

- Each Filterra system must receive adequate irrigation to ensure survival of the living system during periods of drier weather.
- Irrigation sources include rainfall runoff from downspouts and/or gutter flow, applied water through the tree grate or in some cases from an irrigation system with emitters installed during construction.
- At Activation: Apply about one (cool climates) to two (warm climates) gallons of water per inch of trunk diameter over the
 root ball.
- During Establishment: In common with all plants, each Filterra plant will require more frequent watering during the establishment period. One inch of applied water per week for the first three months is recommended for cooler climates (2 to 3 inches for warmer climates). If the system is receiving rainfall runoff from the drainage area, then irrigation may not be needed. Inspection of the soil moisture content can be evaluated by gently brushing aside the mulch layer and feeling the soil. Be sure to replace the mulch when the assessment is complete. Irrigate as needed**.
- Established Plants: Established plants have fully developed root systems and can access the entire water column in the media. Therefore irrigation is less frequent but requires more applied water when performed. For a mature system assume 3.5 inches of available water within the media matrix. Irrigation demand can be estimated as 1" of irrigation demand per week. Therefore if dry periods exceed 3 weeks, irrigation may be required. It is also important to recognize that plants which are exposed to windy areas and reflected heat from paved surfaces may need more frequent irrigation. Long term care should develop a history which is more site specific.

** Five gallons per square yard approximates 1 inch of water Therefore for a 6' by 6' Filterra approximately 20-60 gallons of water is needed. To ensure even distribution of water it needs to be evenly sprinkled over the entire surface of the filter bed, with special attention to make sure the root ball is completely wetted. NOTE: if needed, measure the time it takes to fill a five gallon bucket to estimate the applied water flow rate then calculate the time needed to irrigate the Filterra. For example, if the flow rate of the sprinkler is 5 gallons/minute then it would take 12 minutes to irrigate a 6' by 6' filter.



Notes		
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Sheet 1 of 1

PCA LX001129 / A863 EPIC LA RPPL2019000014 Telephone: (626) 458-4925

County of Los Angeles Department of Public Works Geotechnical and Materials Engineering Division **GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET**

900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Tract	82457	Tentative Map Dated	1/28/20 (Rev.)	Parent Tract
Grading By Subdivider?	Y [Y] (Y or N) 60,056 yd ³	Location	Whitter	
Geologist		Subdivider	Century C	ommunities
Soils Engineer		Engineer/Arch.	United Civil, Inc.	
Review of:				
Geologic Report(s) Dated	:			
Soils Engineering Report((s) Dated:			
Geotechnical Report(s) D	ated:			
References:				

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works Manual for Preparation of Geotechnical Reports. The Manual is available at: http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf.

Prepared by

George Mo Soils Secti

2/19/2020 Date

Geir R. Mathisen

No. 2376 CERTIFIED ENGINEERING

OF CALL

Geir Mathi

Geology Section

Please complete a Customer Service Survey at http://dxxvecounty.gov/go/gmedsurvey

NOTICE: Public safety, relative to geotechnica subsurface enjoration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders. 082457, Whittier TM-4

TENTATIVE MAP DATED 01/28/2020

1. Approval of this map pertaining to grading is recommended.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

- 2. Provide approval of:
 - a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Wildlife, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.
 - d. Obtain a permit from California Geologic Energy Management (CalGEM) formerly known as DOGGR for the adjustment of well casing in compliance with Title 14, Section 1723.5 of the California Code of Regulations, as necessary. As you requested, the tentative map is processed at risk and you will be responsible for any required changes to the tentative map due to CalGEM instructions and requirements you will obtain it.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

- 3. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, LID devices, and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
- 4. Record a deed restriction to hold future owners responsible for maintaining the drainage devices onsite and within street right of way without obstructing cross-lot drainage.

Name Nazem Said Date 2/4/2020 Phone (626) 458-4921 P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\Templates\Tentative Map Conditions(12-10-13).doc

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TENTATIVE MAP DATED 01-28-2020

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

- 1. Dedicate right of way 29 feet from centerline on "A" Court including right-of-way for a standard cul-de-sac and a standard knuckle turnaround to the satisfaction of Public Works.
- Dedicate right of way for a corner cut-off at the southwest corner of the intersection of Richvale Drive and Grovedale Drive to the satisfaction of Public Works. The corner cut-off shall be based upon a curb return of 25 feet.
- 3. Dedicate right of way for corner cut-offs at the intersection of "A' Court and Grovedale Drive to the satisfaction of Public Works. The corner cut-off shall be based upon a curb return of 25 feet.
- 4. Reconstruct the existing curb return at a radius of 25 feet, including an ADA conforming curb ramp, at the southwest corner of the intersection of Richvale Drive and Grovedale Drive to meet current Americans with Disabilities Act guidelines to the satisfaction of the Public Works. Relocate and affected utilities as needed.
- 5. Construct an ADA conforming curb ramp at the intersection of Richvale Drive and Kentucky Avenue to the satisfaction of Public Works.
- 6. Construct curb, gutter, 5-foot-wide sidewalk adjacent to the property line, curb ramps, base, pavement on "A" Court to the satisfaction of Public Works.
- 7. Construct 5-foot-wide sidewalk on Richvale Drive and Grovedale Drive along the property frontage, to the satisfaction of Public Works.
- 8. Provide a ridgeline (highpoint) on "A" Court near the intersection of "A" Court and Grovedale drive, to keep water on Grovedale Drive from turning into "A" Court, to the satisfaction of Public Works and Grovedale Drive. Retaining wall on "A" Court may be adjusted.
- 9. Construct a standard cul-de-sac bulb with a minimum radius of 32 feet and a standard knuckle on "A" Court to the satisfaction of Public Works.
- 10. Close the unused driveways on Richvale Drive and Grovedale Drive with

TENTATIVE MAP DATED <u>01-28</u>-2020

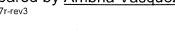
standard curb, gutter and sidewalk and reconstruct any affected pavement to the satisfaction of Public Works.

- 11. Any proposed perimeter fence/wall within 10 feet to the driveway shall not be greater than 42 inches to provide line of sight to the satisfaction of Public Works.
- Repair any improvements damaged during construction to the satisfaction of the Public Works.
- 13. The proposed catch basins/LID devices on "A" Court shall be privately maintained. The sub-divider shall record a maintenance Covenant prior to or concurrent with Final Map approval to the satisfaction of Public Works.
- 14. Plant street trees (minimum 24" box) along the property frontage on "A" Court, Richvale Drive and Grovedale Drive to the satisfaction of the Public Works.
- 15. Execute a covenant for private maintenance of curb/parkway drains and landscaping; if any, along the property frontage to the satisfaction of Public Works.
- 16. Install postal delivery receptacles in groups to serve two or more residential units.
- 17. Underground all new utilities to the satisfaction of Public Works and Southern California Edison.
- 18. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of the Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
- 19. Comply with street lighting conditions per the attached memo dated January 25, 2019 from Street Lighting Section, Traffic Safety & Mobility Division to the satisfaction of Public Works.

Prepared by Ambria Vasquez

Phone (626) 458-4921

Date 02-11-2020



DEPARTMENT OF PUBLIC WORKS TRAFFIC AND LIGHTING DIVISION SUBDIVISION, CONDITIONAL USE PERMIT (CUP) & R3 REVIEW STREET LIGHTING REQUIREMENTS

Date:	01/25/2019
TO:	Phoenix Khoury Project Entitlement & CEQA Section Land Development Division
	Attention Kevin Godoy
FROM	Inez Yeung Street Lighting Section Traffic and Lighting Division
	Prepared by M. Daniel Zahid
	ET LIGHTING REQUIREMENTS 2019000014 11537 Grovedale Drive, Whittier CA TR 82457
	Provide streetlights on concrete poles with underground wiring on all streets and highways to the satisfaction of Department of Public Works or as modified by Department of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.
	Provide streetlights on concrete poles with underground wiring along the property frontage along Grovedale Dr., Richvale Dr. and "A" Court to the satisfaction of Department of Public Works or as modified by Department of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.
	Provide streetlights on concrete poles with underground wiring on non-gated private or public future streets along the property frontage onto the satisfaction of Department of Public Works or as modified by Department of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.
	Provide streetlights on concrete poles with underground wiring on gated private future street(s) along the property frontage on with fixtures acceptable to Southern California Edison and to the satisfaction of Department of Public Works or as modified by Department of Public Works. The operation and maintenance of the street lights shall remain the responsibility of the owner/developer/Home Owners Association until such time as the street(s) are accepted for maintenance by the County. Assessments will be imposed on portions of the development served by gated private and future streets (if any) as a result of benefits derived from existing or future streetlights on adjacent public roadways. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.
	Provide street lighting plans to upgrade the existing streetlights from High Pressure Sodium Vapor to LED along the property frontage on to the satisfaction of Department of Public Works or as modified by Department of Public Works. Submit street lighting plans along with existing and/or proposed underground utilites plans to raffic andn Lighting Division, Street Lighting Section, for processing and paproval.
	New streetlights are not required

ANNEXATION AND ASSESSMENT BALLOTING REQUIREMENTS:

The proposed project or portions of the proposed project are not within an existing lighting district. Annexation to street lighting district is required. Street lighting plans cannot be approved prior to completion of annexation process. See Conditions of Annexations below.
Upon CUP approval (CUP only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.
Upon issuance of an Agreement to Improve (R3 only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.

Upon tentative map/parcel map approval (subdivision only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the map recordation. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the owner/developer of the project and will be made a condition of approval to be in place for each phase.

CONDITIONS OF ACCEPTANCE FOR STREET LIGHT TRANSFER OF BILLING:

All required streetlights in the project must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. The lighting district can assume the responsibility for the operation and maintenance of the streetlights by July 1st of any given year, provided all required streetlights in the project have been constructed per Public Works approved street lighting plan and energized and the owner/developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of streetlights located within gated communities.

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TENTATIVE MAP DATED 01-28-2020

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

- 1. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
- 2. A sewer area study for the proposed subdivision (PC12447AS, dated 09-25-2019) was reviewed and approved. A Will Serve letter from the County Sanitation District indicating adequate capacity exists in the trunk line and treatment plant was obtained prior to approval of the sewer area study. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
- 3. Easements are required, subject to review by Public Works to determine the final locations and requirements.
- 4. Sewer reimbursement charges as determined by the Director of Public Works shall be paid to the County of Los Angeles before the filing of this land division map.
- 5. Pay ordinance frontage charge to the satisfaction of Public Works.

Prepared by Imelda Ng

Phone (626) 458-4921

Date <u>02-12-2020</u>

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS LAND DEVELOPMENT DIVISION – WATER

Page 1/1

TRACT NO. 82457 (Rev.)

TENTATIVE MAP DATED 01-28-2020

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

- 1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
- 2. The will serve letter issued by "Suburban Water System", dated March 05, 2019 will expire on March 05, 2020 it shall be sole responsibility of the applicant to renew the Will Serve letter upon expiration (if needed for hearing) and abide by all requirements of the water purveyor.

Prior to obtaining the building permit from the Building and Safety Office:

3. Submit landscape and water efficient plans for each open space lot in the land division, with landscape area greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance.



Phone <u>(626) 458-4921</u>

Date <u>02-13-2020</u>



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit 5823 Rickenbacker Road Commerce, CA 90040 Telephone (323) 890-4243, Fax (323) 890-9783

CASE NUMBER: RPPL2019000014 MAP DATE: January 28, 2020

PROJECT NUMBER: TR82457 PLANNER: Peter Chou

THE FIRE DEPARTMENT RECOMMENDS THAT THIS PROJECT NOT TO BE APPROVED AT THIS TIME AND NOT TO PROCEED WITH THE PUBLIC HEARING PROCESS. THIS RECOMMENDATION MAYBE CHANGED WHEN THE HOLDS BELOW HAVE BEEN ADDRESSED.

HOLDS

ACCESS

- 1. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1
- 2. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4
- 3. A recorded reciprocal access easement must be provided prior to the approval of the Final Map.

WATER

- 4. Provide a Form 195 signed and completed by the local water purveyor.
- 5. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Department C105.1 CFC.
- 6. All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4
- 7. The required fire flow for the public fire hydrants for this project is 4000 gpm at 20 psi residual pressure for 3 hours. Three public fire hydrant(s) flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B105.1
- 8. Install two public fire hydrants in the location shown on the site plan. A receipt showing that all required public fire hydrants have been bonded and cleared for

Reviewed by: Joseph Youman Date: February 26, 2020



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit 5823 Rickenbacker Road Commerce, CA 90040 Telephone (323) 890-4243, Fax (323) 890-9783

CASE NUMBER: RPPL2019000014 MAP DATE: January 28, 2020

PROJECT NUMBER: TR82457 PLANNER: Peter Chou

installation must be provided, on behalf of the Water Department, prior to the approval of the Final Map.

Additional comments pending the information returned by the applicant for Fire Department plan check; presently all outstanding comments have been addressed via plan check.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or Joseph. Youman@fire.lacounty.gov.

Reviewed by: Joseph Youman Date: February 26, 2020



LOS ANGELES COUNTY DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # 82457 Park Planning Area # 2	DRP Map Date: 01/28/2020 CSD:	SCM Date: 03/05/2020 Map	Report Date: 02/10/2020 Type: Tentative Map - Tract					
Total Units 3	= Proposed Units	30 + Exempt Ur	nits 0					
Park land obligation in acres or in-lieu fees:								
	ACRES:	0.35						
	IN-LIEU FEES:	\$98,136						
the County will determine whether the day of the payment of in-lieu fees or, 2) the payment of in-lieu fees or, 3) the provision of amenities or any co. The specific determination of how the precommended by the Department of Pa. The Representative Land Value (RLVs) annually, based on changes in the Consmap if first advertised for hearing before 21.28.140, subsection 3. Accordingly, the public hearing.	3) the provision of amenities or any combination of the above. The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation. The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for							
<u>Trails:</u> No Trails								
Comments:								
Please contact Clement Lau at Department of Parks and Recre California 91803.	chedule an appointment to mak (626) 588-5301 or Loretta Quach ation, 1000 S. Fremont Avenue,	at (626) 588-5305	Floor. Alhambra,					

Clement Lau, Departmental Facilites Planner II



LOS ANGELES COUNTY DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION WORKSHEET

Tentative Map # 82457 DRP Map Date: 01/28/2020 SCM Date: 03/05/2020 Report Date: 02/10/2020 Park Planning Area # 2 CSD: Map Type: Tentative Map - Tract

The formula for calculating the acreage obligation and or in-lieu fee is as follows:

(P)eople x (0.0030) Ratio x (U)nits = (X) acres obligation (X) acres obligation x RLV/Acre = In-Lieu Base Fee

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as

determined by the U.S. Census

Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people

generated by the development. This ratio is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units 30 = Proposed Units 30 + Exempt Units 0

Park Planning Area = 2

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.86	0.0030	30	0.35
M.F. < 5 Units	3.64	0.0030	0	0.00
M.F. >= 5 Units	3.11	0.0030	0	0.00
Mobile Units	3.87	0.0030	0	0.00
Exempt Units			0	0.00
TOTAL			30	0.35

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.35	\$286,424	\$98,136

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
0		0.00	100.00%	0.00
Total Provided Acre Credit:			0.00	

Acre Obligation		Net Obligation	RLV / Acre	In-Lieu Fee Due
0.35	0.00	0.35	\$286,424	\$98,136





COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH DIVISION OF ENVIRONMENTAL HEALTH

5050 COMMERCE DRIVE BALDWIN PARK, CA 91706 (626) 430-5380

January 30, 2020

CASE: RPPL2019000014 PROJECT: TR82457 PLANNER: Chou, Peter

LOCATION: 11537 Grovedale Drive Whittier CA 90604

The Department of Public Health-Environmental Health Division has reviewed the information provided to create to create 30 SFR lots and one open space lot on 5.77 acres. The Professional Engineer provided a signed "Will Serve" letter dated May 29, 2019 from Suburban Water Systems with a one-year expiration and a signed December 7, 2018 "Will Serve" letter from the County Sanitation District that did not indicate an expiration date.

Public Health recommends approval of the above project with one condition to be resolved before the final map phase.

 Oil and Gas Operations may pose a risk to human health and wellbeing. The applicant submitted a Division of Gas and Geothermal Resources (DOGGR) Report of Well Abandonment. Section 12 on Township 3S, Range 11W: Includes sealing – decommission details with engineer inspection documentation. Prior to the final map phase, submit evidence that DOGGR approved or signed off on the sealed well(s).

Please contact Shayne LaMont, Land Use Program for any questions regarding this report: slamont@ph.lacounty.gov.

