



AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

CONNIE CHUNG, AICP
Deputy Director,
Advance Planning

DAVID DE GRAZIA
Deputy Director,
Current Planning

JOSEPH HORVATH
Administrative Deputy,
Administration

Deputy Director,
Land Use Regulation

September 10, 2024

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

Dear Supervisors:

**PROJECT NO. PRJ2023-003919-(2)
HARBOR-UCLA MEDICAL CENTER HELISTOP
AIRPORT LAND USE COMMISSION CASE NO. RPPL2023005888
PROJECT LOCATION: 1000 W. CARSON STREET, TORRANCE, CA 90502
SOUTH BAY PLANNING AREA
(SECOND SUPERVISORIAL DISTRICT) (3-VOTES)**

SUBJECT

This item is a request for a rooftop helistop for patient and organ transport at the Harbor-UCLA Medical Center. Los Angeles County Airport Land Use Commission (ALUC) staff reviewed the request and determined that the project is consistent with the policies contained in the Airport Land Use Plan (ALUP) and the ALUC review procedures. Pursuant to California Public Utilities Code (PUC) Section 21661.5(a), an application for the construction of a new helistop must be approved by the Board of Supervisors (Board).

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed helistop is within the scope of the project analyzed in the certified Environmental Impact Report for the Harbor-UCLA Medical Center Master Plan (Master Plan) and no further analysis under the California Environmental Quality Act (CEQA) is required.
2. Approve the construction plans for the proposed helistop as depicted in the proposed site plan that is attached as Exhibit "A," pursuant to PUC Section 21661.5.
3. Instruct the Director of Regional Planning (Director) to forward a certified copy of this adopted

Board letter to the California Division of Aeronautics.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The California Department of Transportation (CalTrans) has broad authority to regulate the establishment of helistops in California, as authorized by the State Aeronautics Act (PUC Section 21001 et. seq.). The Board has the authority to approve plans for the construction of helistops within its jurisdiction pursuant to PUC 21661.5(a) and the Board's approval is required prior to the issuance of a Helistop Permit by CalTrans.

Helistops on privately-owned property in the County's unincorporated communities require a Conditional Use Permit in all zones pursuant to Title 22 (Planning and Zoning) of the County Code. Helistops on County-owned property serving a public purpose, such as the proposed project, are not subject to local zoning ordinances pursuant to California Government Code Sections 53090 and 53091. However, these facilities remain subject to California Government Code Section 65402 review and approval by the Director. A copy of the proposed site plan is attached as Exhibit "A." If the Board takes the recommended action, the Director will approve the proposed site plan via pending Site Plan Review Case No. RPPL2023005769.

Additionally, all proposed helistops are reviewed by the County ALUC to determine consistency with the County ALUP and also require approval by the Board pursuant to PUC 21661.5(a). ALUC staff reviewed this project, which includes a new permanent helistop facility 69 feet in diameter on the roof of the new nine-story In-Patient Tower located in the middle of the Harbor-UCLA Medical Center Campus and determined that this project is consistent with the ALUP. The project site is not located within the planning boundaries established by the ALUP. The nearest airport, Torrance Zamperini Field Airport, is located approximately three miles to the southwest and the proposed helistop is not within its flightpath. Furthermore, ALUC staff has determined that the proposed helistop will not have a significant effect on any public use airport located in the County.

Implementation of Strategic Plan Goals

The recommended action is consistent with County Strategic Plan North Star 1 (Make Investments That Transform Lives), Focus Area Goal A (Healthy Individuals and Families, Strategy II (Improve Health Outcomes), which seeks to promote comprehensive, inclusive, culturally-responsive care, healthy lifestyles, and the improvement of physical health outcomes. The recommended action is also consistent with County Strategic Plan North Star 2 (Foster Vibrant and Resilient Communities), Focus Area Goal A (Public Health), Strategy I (Population Based Health), which seeks to focus on our County health systems to improve the health outcomes of individuals and communities with an emphasis on providing quality, accessible, and culturally-responsive services. The proposed helistop supports the critical operations of the Harbor-UCLA Medical Center and the wellness of the communities it serves. The project is part of the larger Harbor-UCLA Medical Center Replacement Program, which is intended to improve inpatient services, consolidate outpatient services, and bring state-of-the-art healthcare to the South Bay region at one of the safety net hospitals serving the County.

FISCAL IMPACT/FINANCING

There would be no significant fiscal impact if the Board takes the recommended action. The proposed helistop is already contemplated and planned for within the Master Plan and supports the Harbor-UCLA Medical Center Replacement Program, which the Board approved and funded on November 10, 2020.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The State Aeronautics Act (PUC Section 21001 et. seq.) includes provisions for the Board to approve plans for helistops. PUC Section 21661.5(a) states: No political subdivision, any of its officers or employees, or any person may submit any application for the construction of a new airport to any local, regional, state, or federal agency unless the plan for construction is first approved by the Board of the county, or the city council of the city, in which the airport is to be located and unless the plan is submitted to the appropriate commission exercising powers pursuant to Article 3.5 (commencing with Section 21670) of Chapter 4 of Part 1 of Division 9, and acted upon by that commission in accordance with the provisions of that article.

ENVIRONMENTAL DOCUMENTATION

The proposed helistop and the recommended action are within the scope of the Master Plan project analyzed in an Environmental Impact Report previously certified by the Board. No further environmental review is required by CEQA.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The proposed helistop is part of the Harbor-UCLA Medical Center Replacement Program, which is intended to improve the hospital's inpatient and outpatient services. The Master Plan included a new permanent helistop on the roof of the new nine story In-Patient Tower located in the middle of the Harbor-UCLA Medical Center Campus. This location will reduce noise exposure to the neighbors, and as the tallest building in the area, will increase the possible alternate flight paths that a helicopter pilot could use.

CONCLUSION

For further information, please contact Larry Jaramillo of the Operations and Major Projects Section at LJaramillo@planning.lacounty.gov.

The Honorable Board of Supervisors

9/10/2024

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Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Amy J. Bodek", with a long horizontal line extending to the right.

Amy J. Bodek, AICP

Director

AJB:MG:KAF:LJ:lm

Enclosures

c: Executive Office, Board of Supervisors
Chief Executive Office
County Counsel
Public Works

ON-SITE IMPROVEMENT PLANS

FOR

HARBOR-UCLA MEDICAL CENTER PHASE 2F INC 1 - INTERIM HELISTOP

1000 West Carson Street, Torrance, CA 90502

RBB#1712027

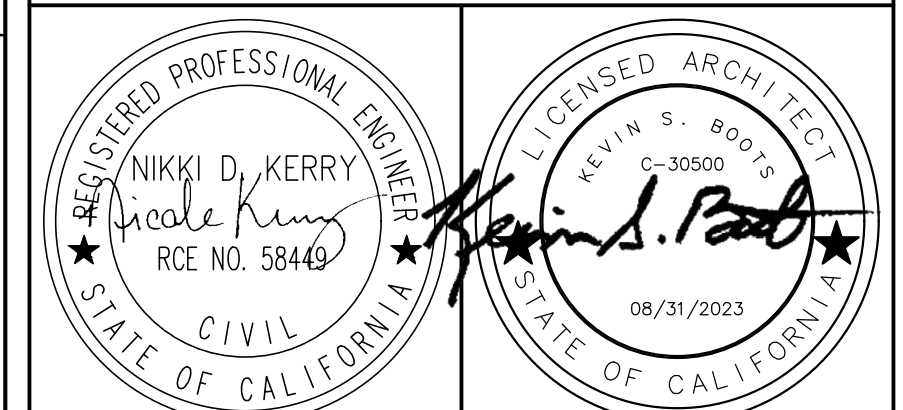


RBB ARCHITECTS INC

Joseph A. Balbona, AIA
Sylvia Botero, AIA
Kevin S. Boots, AIA

10980 Wilshire Boulevard
Los Angeles, California
90024-3905

Telephone 310 473 3555
Facsimile 310 473 3555
www.rbbinc.com



AGENCY APPROVALS

HCAI #H220345-19-00

CONSULTANT

Kimley-Horn

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660 S. FIGUEROA STREET, SUITE 2050
LOS ANGELES, CA 90017
PHONE: 213-261-4640
WWW.KIMLEY-HORN.COM

ISSUE RECORD

DATE	DESCRIPTION
7/26/2022	AHJ SUBMITTAL
6/23/2022	BC1 HCAI SUBMITTAL BC1
5/23/2022	AHJ SUBMITTAL
3/4/2022	HCAI SUBMITTAL

**Harbor-UCLA
MEDICAL CENTER**
**HARBOR-UCLA MEDICAL CENTER
PHASE 2F INC1 - INTERIM HELISTOP**

1000 West Carson Street, Torrance, CA 90502

MILESTONE: HCAI SUBMITTAL

MILESTONE DATE: 07/26/2022

RBB PROJECT: 1712035 SCALE: As indicated

DESCRIPTION
COVER SHEET

C010

PROJECT INFORMATION

GENERAL INFORMATION

GRADING PERMIT APPLICATION NO. GRAD220523000276

EARTHWORK VOLUMES
Cut 300 (cy) Fill N/A (cy)
Over Excavation/ Alluvial Removal & Compaction 0 (cy)
Export 300 (cy) Export Location: _____
0.3 (Acres)

TOTAL DISTURBED AREA 0 (Square Feet)

TOTAL PROPOSED LANDSCAPE AREA N/A (%) (Percent of Total Proposed Landscaping)*

TOTAL TURF AREA N/A (%) (Percent of Total Proposed Landscaping)*

TOTAL DROUGHT TOLERANT LANDSCAPING AREA N/A (Acres)

PRE-DEVELOPMENT IMPERVIOUS AREA 0.3 (Acres)

POST-DEVELOPMENT IMPERVIOUS AREA 0.3 (Acres)

CONSTRUCTION & DEMOLITION DEBRIS RECYCLING AND REUSE PLAN (RPP ID) OBTAIN FROM EPD

PROPERTY INFORMATION

PROPERTY ADDRESS 1000 W CARSON ST, TORRANCE, CA 90502

PROPERTY OWNER DHS - HARBOR UCLA

ASSESSORS ID NUMBER 7344-001-901

ZONING AND REGIONAL PLANNING INFORMATION

PROPERTY ZONING C-3 (GENERAL COMMERCIAL)

INTENDED LAND USE MEDICAL CAMPUS

NOTE: CONTRACTOR NOT TO EXCEED 3 DAYS OF 5000 CY OR MORE OF DIRT MOVEMENTS PER DAY WITHOUT A FUGITIVE DUST PERMIT. PLEASE CONTACT SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT AT (909) 396-2000.

EARTHWORK QUANTITIES NOTE

THE QUANTITIES LISTED BELOW ARE APPROXIMATE AND FOR PERMIT PROCESS ONLY. QUANTITIES HAVE BEEN CALCULATED FROM EXISTING FINISHED GRADES TO PROPOSED SUBGRADE. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE QUANTITIES INVOLVED AND BASE THEIR BID ON THEIR OWN ESTIMATE.

VICINITY MAP

VICINITY MAP
SCALE: NTS
THOMAS GUIDE REF# 764-46

PROJECT TEAM

OWNER
LOS ANGELES COUNTY DEPT. OF PUBLIC WORKS
900 S. FREEMONT AVE., 5TH FLOOR
ALHAMBRA, CA 91803-1331

ARCHITECT
RBB ARCHITECTS INC.
MR. KEVIN BOOTS
10980 WILSHIRE BLVD.
LOS ANGELES, CA 90024
kboots@rbbinc.com

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
MS. NIKKI KERRY, P.E.
660 S. FIGUEROA ST., SUITE 2050
LOS ANGELES, CA 90017
nikki.kerry@kimley-horn.com
PHONE: (310) 663-3319

STRUCTURAL ENGINEER
SHANE FITZGERALD
JOHN A. MARTIN ASSOCIATES
950 S. GRAND AVE., 4TH FLOOR
LOS ANGELES, CA 90015
fitzgerald@johnmartin.com
PHONE: (213) 483-6490 X181

MECHANICAL/ELECTRICAL/PLUMBING ENGINEER
TK1sc
MS. LOUISE BELAIR
515 S. FIGUEROA ST., SUITE 1105
LOS ANGELES, CA 90071
lbelair@tk1sc.com
PHONE: (480) 329-0917

SURVEYOR
GUIDA SURVEYING, INC.
9241 IRVINE BLVD, SUITE 200
IRVINE, CA 92618
PHONE: (949) 777-2023

GEOTECHNICAL CONSULTANT
C. GARRY LAY, P.E., G.E.
AECOM
300 S GRAND AVE STE 900
LOS ANGELES, CA 90017
(213) 593-8100

AVIATION HELIPLANNERS
41689 ENTERPRISE CIR N
TEMECULA, CA 92590
Kathryn D. Wright
katwright@heliplanners.com
T (951) 693-5090

FEC HELIPOINTS
5288 RIVER ROAD
CINCINNATI, OH 45233
Jeffrey Starwert
jstwr@fcheliports.com
T (513) 864-8024

LOW VOLTAGE ENGINEER
EXANTE 360
895 DOVE ST 3RD FLOOR
NEWPORT BEACH, CA 92660
Craig Durrant
cdurrant@exante360.com

UTILITY PURVEYORS

WATER
CALIFORNIA WATER SERVICE
2632 W 237TH ST
TORRANCE, CA 90505
(310) 257-1427

ELECTRICITY
SOUTHERN CALIFORNIA EDISON (SCE)
14005 S. BENSON AVE.
CHINO, CA 91710
(909) 548-7249

GAS
SOUTHERN CALIFORNIA GAS COMPANY
9400 OAKDALE AVE
CHATSWORTH, CA 91311
(818) 701-3245

AT&T
20930 BONITA STREET, SUITE Z
CARSON, CA 90746
(310) 483-2041

SANITATION
LA COUNTY SANITATION DEPARTMENT
900 ALAMEDA ST
COMPTON, CA 90221
(310) 638-1161

STORM DRAIN
LOS ANGELES DEPARTMENT OF PUBLIC WORKS
900 S FREEMONT AVE.
ALHAMBRA, CA 90012
(626) 458-1700

LEGAL DESCRIPTION PER TITLE REPORT

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF TRACT NO. 3239, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 37, PAGES 27 AND 28, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THOSE PORTIONS OF CARSON STREET, 220TH STREET (FORMERLY AMELIA STREET), MEYLER STREET (NOW VACATED), AS SHOWN ON SAID MAP, AND VERMONT AVENUE, AS SAID STREETS AND AVENUES ARE SHOWN ON SAID MAP, AND THOSE PORTIONS OF THE VICTORIA DOMINGUEZ DE CARSON 2463.79 ACRE ALLOTMENT IN PART OF THE RANCHO SAN PEDRO AS SHOWN ON MAP FILED IN CASE NO. 3284 OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF LOS ANGELES, DESCRIBED AS PARCEL 1, IN DEED RECORDED JUNE 30, 1947 IN BOOK 24766, PAGE 76 OF OFFICIAL RECORDS OF SAID COUNTY.

NOTE: THE ABOVE DESCRIPTION IS FOR IDENTIFICATION PURPOSES ONLY AND HAS BEEN PROVIDED FOR THE ACCOMMODATION OF THIS REPORT. SAID DESCRIPTION IS NOT INSURABLE PURSUANT TO THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND SHOULD NOT BE RELIED UPON TO CONVEY OR ENCUMBER SAID LAND.

GEOTECHNICAL REPORT

REFERENCE THE "GEOTECHNICAL ENGINEERING INVESTIGATION" PREPARED BY AECOM, DATED JANUARY 20, 2022. ALSO REFERENCE ADDENDUM NO. 1 DATED MAY 17, 2022 PREPARED BY AECOM. ALL GEOTECHNICAL REPORTS AND ADDENDA SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS.

BENCHMARK NOTE

SEE SHEET C030.

BASIS OF BEARINGS NOTE

SEE SHEET C030.

PERMITS

GRADING PERMIT GRAD220523000276

FOR ALL DRY UTILITIES, REFER TO PES, EXANTE, TK1SC FOR CONSTRUCTION DETAILS. WORK SHOWN HEREON IS FOR REFERENCE ONLY.

UTILITY PERMITS

ELECTRICAL PERMIT _____

LANDSCAPE WATER EFFICIENCY _____

BY REFERENCE

UTILITIES SUCH AS WATER, ELECTRICAL, PLUMBING, MECHANICAL, AND SEWER SHOWN ON GRADING PLANS MAY REQUIRE A SEPARATE PERMIT.

SHEET INDEX

C010	COVER SHEET
C020	LA COUNTY GENERAL NOTES
C021	GENERAL NOTES
C030	EXISTING SURVEY CONTROL PLAN
C031	PARTIAL EXISTING CONDITIONS SURVEY AREA A4
C032	PARTIAL EXISTING TOPOGRAPHY SURVEY AREA A4
C101	EROSION AND SEDIMENT CONTROL PLAN
C151	EROSION CONTROL DETAILS
C201	UTILITY PLAN
C301	GRADING AND DRAINAGE PLAN
C401	DETAILS

RECORD DRAWING NOTE

THE EXISTING CONDITIONS SURVEY PLAN REFLECTS TO THE EXTENT PRACTICAL EXISTING UTILITIES BASED ON FIELD SURVEY, UNDERGROUND LOCATING SERVICES, VISUAL OBSERVATION AND READILY AVAILABLE RECORD DRAWINGS FROM THE FOLLOWING SOURCES:

- HARBOR GENERAL HOSPITAL DATED 1953
- ACUTE CARE BUILDING DATED 1958
- CENTRAL HEATING AND LAUNDRY DATED 1960
- DISTRICT 5 INTERCEPTOR TRUNK SEWER DATED 1966
- ELECTRICAL DISTRIBUTION DIAGRAM MULTIPLE REVISIONS
- SURGERY EMERGENCY REPLACEMENT TOPO UPDATE DATED 2009
- SURGERY EMERGENCY PRIVATE SEWER PLANS RECORD DRAWING DATED 2013
- SURGERY EMERGENCY PRIVATE WATER PLANS RECORD DRAWING DATED 2013
- FIRE HYDRANT MASTER SITE PLAN DATED 2006
- CIVIL (KHA) UTILITY EXHIBIT
- LA BIOMED DRAWINGS DATED 2014
- TELEDATA AND FIBER SITE PLAN DATED 2013
- SEWER VACINITY MAP DATED 2015
- CHILDREN'S INSTITUTE INTERNATIONAL CHILD/FAMILY DEVELOPMENT CENTER AS-BUILT DATED 1992
- MFI AS BUILT
- LA BIOMED DRAWINGS DATED 2017

THE ACCURACY AND COMPLETENESS OF THE INFORMATION ON THESE DRAWINGS WAS NOT VERIFIED IN THE FIELD FOR EVERY UTILITY AT EVERY LOCATION. CONTRACTOR SHALL MAKE THEMSELVES FAMILIAR WITH THESE DRAWINGS AND FIELD CONDITIONS AND SHALL MAKE THEIR OWN DETERMINATION AS TO EXISTENCE, TYPE, SIZE, MATERIAL, AND LOCATION OF ALL UNDERGROUND UTILITIES.

APPLICABLE CODES

- COUNTY OF LOS ANGELES BUILDING CODE (TITLE 26) APPENDIX J GRADING
- LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS STANDARD PLAN MANUAL, CURRENT EDITION
- STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION, 2019 EDITION
- STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2019 EDITION
- CALIFORNIA STORMWATER QUALITY ASSOCIATION STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK PORTAL, CONSTRUCTION (CASQA, 2012)
- CALIFORNIA GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION AND LAND DISTURBANCE ACTIVITIES (SWRCB ORDERS NO. 2009-009-DWQ AS AMENDED BY ORDER 2010-0014-DWQ AND ORDER 2012-0006-DWQ)
- CALTRANS STANDARD SPECIFICATION, 2018 EDITION

CAMPUS KEY PLAN

ENGINEER/SURVEYOR'S STATEMENT REGARDING THE PRESENCE OF MONUMENTS WITHIN PROJECT LIMITS

I HEREBY ATTEST THAT I HAVE LOCATED AND REFERENCED ON THESE PLANS THE MONUMENTS EXISTING PRIOR TO CONSTRUCTION TO ENSURE PERPETUATION OF THEIR LOCATION IN ACCORDANCE WITH SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE. I FURTHER ATTEST THAT I HAVE PERFORMED A RECORD SEARCH AND FIELD INSPECTION TO IDENTIFY EXISTING MONUMENTS, SHALL SET SUFFICIENT CONTROLLING, WITNESS, AND PERMANENT MONUMENTS; AND SHALL FILE THE REQUISITE CORNER RECORD OR RECORD OF SURVEY OF THE REFERENCES WITH THE COUNTY SURVEYOR.

AS CIVIL ENGINEER/LAND SURVEYOR OF THIS PROJECT, I HAVE IDENTIFIED THE LOCATION OF ALL EASEMENTS WHICH ARE DEPICTED ON THESE PLANS. I HAVE REVIEWED THE PROPOSED EASEMENT DOCUMENTS AND VERIFIED THE PROPOSED CONSTRUCTION DOES NOT CONFLICT OR INTERFERE WITH THE INTENDED EASEMENT USE.

THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO RECOMMENDATIONS OF THE "GEOTECHNICAL ENGINEERING INVESTIGATION" DATED MAY 15, 2019 FOR OSHPD WORK, DATED MAY 20, 2019 AND NOVEMBER 7, 2019 FOR NON-OSHPD WORK PREPARED BY AECOM, AND ALL ADDENDA SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS.

7/26/2022

ENGINEER/SURVEYOR (SEAL AND SIGNATURE) _____ DATE

7/26/2022

CIVIL ENGINEER/LAND SURVEYOR (STAMP AND SIGNATURE) _____ DATE

7/26/2022

SIGNATURE _____ DATE

7/26/2022

ENGINEER/SURVEYOR (SEAL AND SIGNATURE) _____ DATE

7/26/2022

CIVIL ENGINEER/LAND SURVEYOR (STAMP AND SIGNATURE) _____ DATE

7/26/2022

SIGNATURE _____ DATE

Plotted By: lisa, Michael Sheet: 24 of 24 INC 1 Layout: COVER SHEET July 26, 2022 05:11:05pm K:\UDT\LDREV\095858000 - hards\CAD\325\37\FigMap - sheets\010 COVER SHEET.dwg

GENERAL NOTES:

- ALL GRADING AND CONSTRUCTION SHALL CONFORM TO THE 2017 COUNTY OF LOS ANGELES BUILDING CODES AND THE STATE MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE UNLESS SPECIFICALLY NOTED ON THESE PLANS.
- ANY MODIFICATIONS OR CHANGES TO APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL.
- NO GRADING SHALL BE STARTED WITHOUT FIRST NOTIFYING THE BUILDING OFFICIAL. A PRE-GRADING MEETING AT THE SITE IS REQUIRED BEFORE THE START OF THE GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, GEOLOGIST, COUNTY GRADING INSPECTOR(S) OR THEIR REPRESENTATIVES, AND WHEN REQUIRED THE ARCHEOLOGIST OR OTHER JURISDICTIONAL AGENCIES. PERMITTEE OR HIS AGENT ARE RESPONSIBLE FOR ARRANGING PRE-GRADE MEETING AND MUST NOTIFY THE BUILDING OFFICIAL AT LEAST TWO BUSINESS DAYS PRIOR TO PROPOSED PRE-GRADE MEETING.
- APPROVAL OF THESE PLANS REFLECT SOLELY THE REVIEW OF PLANS IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES BUILDING CODES AND DOES NOT REFLECT ANY POSITION BY THE COUNTY OF LOS ANGELES OR THE DEPARTMENT OF PUBLIC WORKS REGARDING THE STATUS OF ANY TITLE ISSUES RELATING TO THE LAND ON WHICH THE IMPROVEMENTS MAY BE CONSTRUCTED. ANY DISPUTES RELATING TO TITLE ARE SOLELY A PRIVATE MATTER NOT INVOLVING THE COUNTY OF LOS ANGELES OR THE DEPARTMENT OF PUBLIC WORKS.
- ALL GRADING AND CONSTRUCTION ACTIVITIES SHALL COMPLY WITH COUNTY OF LOS ANGELES CODE, TITLE 12, SECTION 12.12.030 THAT CONTROLS AND RESTRICTS NOISE FROM THE USE OF CONSTRUCTION AND GRADING EQUIPMENT FROM THE HOURS OF 8:00 PM TO 6:30 AM, AND ON SUNDAYS AND HOLIDAYS. (MORE RESTRICTIVE CONSTRUCTION ACTIVITY TIMES MAY GOVERN, AS REQUIRED BY THE DEPARTMENT OF REGIONAL PLANNING AND SHOULD BE SHOWN ON THE GRADING PLANS WHEN APPLICABLE.)
- CALIFORNIA PUBLIC RESOURCES CODE (SECTION 5097.98) AND HEALTH AND SAFETY CODE (SECTION 7050.5) ADDRESSES THE DISCOVERY AND DISPOSITION OF HUMAN REMAINS. IN THE EVENT OF DISCOVERY OR RECOGNITION OF ANY HUMAN REMAINS IN ANY LOCATION OTHER THAN A DEDICATED CEMETERY, THE LAW REQUIRES THAT GRADING IMMEDIATELY STOPS AND NO FURTHER EXCAVATION OR DISTURBANCE OF THE SITE, OR ANY NEARBY AREA WHERE HUMAN REMAINS MAY BE LOCATED, OCCUR UNTIL THE FOLLOWING HAS BEEN MEASURED HAVE BEEN TAKEN:
 - THE COUNTY CORONER HAS BEEN INFORMED AND HAS DETERMINED THAT NO INVESTIGATION OF THE CAUSE OF DEATH IS REQUIRED, AND
 - IF THE REMAINS ARE OF NATIVE AMERICAN ORIGIN, THE DESCENDANTS FROM THE DECEASED NATIVE AMERICANS HAVE MADE A RECOMMENDATION FOR THE MEANS OF TREATING OR DISPOSING, WITH APPROPRIATE DIGNITY, OF THE HUMAN REMAINS AND ANY ASSOCIATED GRAVE GOODS
- THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE
- ALL EXPORT OF MATERIAL FROM THE SITE MUST GO TO A PERMITTED SITE APPROVED BY THE BUILDING OFFICIAL OR A LEGAL DUMPSITE. RECEIPTS FOR ACCEPTANCE OF EXCESS MATERIAL BY A DUMPSITE ARE REQUIRED AND MUST BE PROVIDED TO THE BUILDING OFFICIAL UPON REQUEST.
- A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLANS MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES.
- SITE BOUNDARIES, EASEMENTS, DRAINAGE DEVICES, RESTRICTED USE AREAS SHALL BE LOCATED PER CONSTRUCTION STAKING BY FIELD ENGINEER OR LICENSED SURVEYOR PRIOR TO GRADING, AS REQUESTED BY THE BUILDING OFFICIAL. ALL PROPERTY LINES, EASEMENTS, AND RESTRICTED USE AREAS SHALL BE STAKED.
- NO GRADING OR CONSTRUCTION SHALL OCCUR WITHIN THE PROTECTED ZONE OF ANY OAK TREE AS REQUIRED PER TITLE CHAPTER 22.56 OF THE COUNTY OF LOS ANGELES ZONING CODE. THE PROTECTED ZONE SHALL MEAN THAT AREA WITHIN THE DRIP LINE OF AN OAK TREE EXTENDING THERE FROM A POINT AT LEAST FIVE FEET OUTSIDE THE DRIP LINE, OR 15 FEET FROM THE TRUNK(S) OF A TREE, WHICHEVER IS GREATER.
- WHERE A GRADING PERMIT IS ISSUED AND THE BUILDING OFFICIAL DETERMINES THAT THE GRADING WILL NOT BE COMPLETED PRIOR TO NOVEMBER 1, THE OWNER OF THE SITE ON WHICH THE GRADING IS BEING PERFORMED SHALL, ON OR BEFORE OCTOBER 1, FILE OR CAUSE TO BE FILED WITH THE BUILDING OFFICIAL AN ESCP PER SECTION J10.8.3 OF THE COUNTY OF LOS ANGELES BUILDING CODE.
- TRANSFER OF RESPONSIBILITY: IF THE FIELD ENGINEER, THE SOILS ENGINEER, OR THE ENGINEERING GEOLOGIST OF RECORD IS CHANGED DURING GRADING, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS AGREED IN WRITING TO ACCEPT THE RESPONSIBILITY WITHIN THE AREA OF TECHNICAL COMPETENCE FOR APPROVAL UPON COMPLETION OF THE WORK. IT SHALL BE THE DUTY OF THE PERMITTEE TO NOTIFY THE BUILDING OFFICIAL IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF SUCH GRADING.

INSPECTION NOTES:

- THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL AT LEAST ONE WORKING DAY IN ADVANCE OF REQUIRED INSPECTIONS AT FOLLOWING STAGES OF THE WORK: (SECTION J105.7 OF THE BUILDING CODE.)
 - PRE-GRADE - BEFORE THE START OF ANY EARTH DISTURBING ACTIVITY OR CONSTRUCTION.
 - INITIAL - WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL HAS BEEN SCARIFIED, BENCHED OR OTHERWISE PREPARED FOR FILL. FILL SHALL NOT BE PLACED PRIOR TO THIS INSPECTION. NOTE: PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING GRADING, ALL STORM WATER POLLUTION PREVENTION MEASURES INCLUDING EROSION CONTROL DEVICES WHICH CONTAIN SEDIMENTS MUST BE INSTALLED.
 - ROUGH - WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED, DRAINAGE TERRACES, SWALES AND BERMS INSTALLED AT THE TOP OF THE SLOPE, AND THE STATEMENTS REQUIRED IN THIS SECTION HAVE BEEN RECEIVED.
 - FINAL - WHEN GRADING HAS BEEN COMPLETED, ALL DRAINAGE DEVICES INSTALLED, SLOPE PLANTING ESTABLISHED, IRRIGATION SYSTEMS INSTALLED AND THE AS-BUILT PLANS, REQUIRED STATEMENTS, AND REPORTS HAVE BEEN SUBMITTED AND APPROVED.
- IN ADDITION TO THE INSPECTION REQUIRED BY THE BUILDING OFFICIAL FOR GRADING, REPORTS AND STATEMENTS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL IN ACCORDANCE WITH SECTION J105.7 OF THE COUNTY OF LOS ANGELES BUILDING CODE.
- UNLESS OTHERWISE DIRECTED BY THE BUILDING OFFICIAL, THE FIELD ENGINEER FOR ALL ENGINEERED GRADING PROJECTS SHALL PREPARE ROUTINE INSPECTION REPORTS AS REQUIRED UNDER SECTION J105.11 OF THE COUNTY OF LOS ANGELES BUILDING CODE. THESE REPORTS, KNOWN AS "REPORT OF GRADING ACTIVITIES", SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AS FOLLOWS:
 - BI-WEEKLY DURING ALL TIMES WHEN GRADING OF 400 CUBIC YARDS OR MORE PER WEEK IS OCCURRING ON THE SITE;
 - MONTHLY, AT ALL OTHER TIMES; AND
 - AT ANY TIME WHEN REQUESTED IN WRITING BY THE BUILDING OFFICIAL. SUCH "REPORT OF GRADING ACTIVITIES" SHALL CERTIFY TO THE BUILDING OFFICIAL THAT THE FIELD ENGINEER HAS INSPECTED THE GRADING SITE AND RELATED ACTIVITIES AND HAS FOUND THEM IN COMPLIANCE WITH THE APPROVED GRADING PLANS AND SPECIFICATIONS, THE BUILDING CODE, ALL GRADING PERMIT CONDITIONS, AND ALL OTHER APPLICABLE ORDINANCES AND REQUIREMENTS. THIS FORM IS AVAILABLE AT THE FOLLOWING WEBSITE: [HTTP://DPW.LACOUNTY.GOV/BDS/DG/DEFAULT.ASPX](http://dpw.lacounty.gov/bds/dg/default.aspx). "REPORT OF GRADING ACTIVITIES" MAY BE SCANNED AND UPLOADED AT THE WEBSITE OR FAXED TO (310) 530-5482. FAILURE TO PROVIDE REQUIRED INSPECTION REPORTS WILL RESULT IN A "STOP" WORK ORDER. 19. ALL GRADED SITES MUST HAVE DRAINAGE SWALES, BERMS, AND OTHER DRAINAGE DEVICES INSTALLED PRIOR TO ROUGH GRADING APPROVAL PER SECTION J105.7 OF THE COUNTY OF LOS ANGELES BUILDING CODE.
- ALL GRADED SITES MUST HAVE DRAINAGE SWALES, BERMS, AND OTHER DRAINAGE DEVICES INSTALLED PRIOR TO ROUGH GRADING APPROVAL PER SECTION J105.7 OF THE COUNTY OF LOS ANGELES BUILDING CODE.
- THE GRADING CONTRACTOR SHALL SUBMIT THE STATEMENT TO THE GRADING INSPECTOR AS REQUIRED BY SECTION J105.12 OF THE COUNTY OF LOS ANGELES BUILDING CODE AT THE COMPLETION OF ROUGH GRADING.
- FINAL GRADING MUST BE APPROVED BEFORE OCCUPANCY OF BUILDINGS WILL BE ALLOWED PER SECTION J105 OF THE COUNTY OF LOS ANGELES BUILDING CODE.
- A PROPERTY LINE SURVEY, PREPARED BY A CA LICENSED LAND SURVEYOR OR A CIVIL ENGINEER WITH A LICENSE NUMBER BELOW C33986, MAY BE REQUIRED BY THE BUILDING OFFICIAL BASED UPON SITE CONDITIONS IN ACCORDANCE WITH LACBC SECTION 108.1.

DRAINAGE NOTES:

- ALL STORM DRAIN WORK IS TO BE DONE UNDER CONTINUOUS INSPECTION BY THE FIELD ENGINEER. STATUS REPORTS REQUIRED UNDER NOTE 18 AND SECTION J105.11 OF THE COUNTY OF LOS ANGELES BUILDING CODE SHALL INCLUDE INSPECTION INFORMATION AND REPORTS ON THE STORM DRAIN INSTALLATION.

GENERAL GEOTECHNICAL NOTES:

- ALL WORK MUST BE IN COMPLIANCE WITH THE RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL CONSULTANT'S REPORT(S) AND THE APPROVED GRADING PLANS AND SPECIFICATIONS.
- GRADING OPERATIONS MUST BE CONDUCTED UNDER PERIODIC INSPECTIONS BY THE GEOTECHNICAL CONSULTANTS WITH MONTHLY INSPECTION REPORTS TO BE SUBMITTED TO THE GEOLOGY AND SOILS SECTION. (900 S. FREMONT, ALHAMBRA CA 91803 - 3RD FLOOR.)
- THE SOIL ENGINEER SHALL PROVIDE SUFFICIENT INSPECTIONS DURING THE PREPARATION OF THE PROPOSED SUBGRADE AND FINISHED GRADE, AND THE PLACEMENT AND COMPACTION OF THE FILL TO BE SATISFIED THAT THE WORK IS BEING PERFORMED IN ACCORDANCE WITH THE PLAN AND APPLICABLE CODE REQUIREMENTS.
- ROUGH GRADING MUST BE APPROVED BY A FINAL ENGINEERING GEOLOGY AND SOILS ENGINEERING REPORT. AN AS-BUILT PLAN TO DOCUMENT GRADING OPERATION MUST BE INCLUDED IN THE FINAL GEOTECHNICAL CONSTRUCTION REPORT. PROVIDE A FINAL REPORT STATEMENT THAT VERIFIES WORK WAS DONE IN ACCORDANCE WITH REPORT RECOMMENDATIONS AND CODE PROVISIONS (SECTION J105.12 OF THE COUNTY OF LOS ANGELES BUILDING CODE). THE FINAL REPORT(S) MUST BE SUBMITTED TO THE GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION FOR REVIEW AND APPROVAL.
- FOUNDATION, WALL AND UTILITY TRENCH EXCAVATIONS MUST BE INSPECTED AND APPROVED BY THE CONSULTING GEOLOGIST AND SOIL ENGINEER PRIOR TO THE PLACING OF STEEL, CONCRETE OR UTILITY CONDUIT.
- FOR SUBGRADE PREPARATION IN NATIVE SOIL, REFER TO PARAGRAPH 1, PAGE 2 OF AECOM AMENDMENT 1 (DATED 05/17/21)

FILL NOTES:

- ALL FILL SHALL BE COMPACTED TO THE FOLLOWING MINIMUM RELATIVE COMPACTION CRITERIA:
 - 95 PERCENT OF MAXIMUM DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE.
 - 93 PERCENT OF MAXIMUM DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE. UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90 PERCENT OF MAXIMUM DRY DENSITY) IS JUSTIFIED BY THE GEOTECHNICAL ENGINEER.

THE RELATIVE COMPACTION SHALL BE DETERMINED BY A S.T.M. SOIL COMPACTION TEST D1557-91 WHERE APPLICABLE; WHERE NOT APPLICABLE, A TEST ACCEPTABLE TO THE BUILDING OFFICIAL SHALL BE USED. (SECTION J107.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE.)

- 95 PERCENT OF MAXIMUM DRY DENSITY IS REQUIRED FOR ALL FIRE LANES UNLESS OTHERWISE APPROVED BY THE FIRE DEPARTMENT.
 - MINIMUM RELATIVE COMPACTION REQUIREMENT AS SPECIFIED IN THE REFERENCED GEOTECHNICAL REPORT(S).
- FIELD DENSITY SHALL BE DETERMINED BY A METHOD ACCEPTABLE TO THE BUILDING OFFICIAL. (SECTION J107.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE.) HOWEVER, NOT LESS THAN 10% OF THE REQUIRED DENSITY TEST, UNIFORMLY DISTRIBUTED, AND SHALL BE OBTAINED BY THE SAND CONE METHOD.
 - SUFFICIENT TESTS OF THE FILL SOILS SHALL BE MADE TO DETERMINE THE RELATIVE COMPACTION OF THE FILL IN ACCORDANCE WITH THE FOLLOWING MINIMUM GUIDELINES:
 - ONE TEST FOR EACH TWO-FOOT VERTICAL LIFT.
 - ONE TEST FOR EACH 1,000 CUBIC YARDS OF MATERIAL PLACED.
 - ONE TEST AT THE LOCATION OF THE FINAL FILL SLOPE FOR EACH BUILDING SITE (LOT) IN EACH FOUR-FOOT VERTICAL LIFT OR PORTION THEREOF.
 - ONE TEST IN THE VICINITY OF EACH BUILDING PAD FOR EACH FOUR-FOOT VERTICAL LIFT OR PORTION THEREOF.
 - SUFFICIENT TESTS OF FILL SOILS SHALL BE MADE TO VERIFY THAT THE SOIL PROPERTIES COMPLY WITH THE DESIGN REQUIREMENTS, AS DETERMINED BY THE SOIL ENGINEER INCLUDING SOIL TYPES, SHEAR STRENGTHS PARAMETERS AND CORRESPONDING UNIT WEIGHTS IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:
 - PRIOR AND SUBSEQUENT TO PLACEMENT OF THE FILL, SHEAR TESTS SHALL BE TAKEN ON EACH TYPE OF SOIL OR SOIL MIXTURE TO BE USED FOR ALL FILL SLOPES STEEPER THAN THREE (3) HORIZONTAL TO ONE VERTICAL.
 - SHEAR TEST RESULTS FOR THE PROPOSED FILL MATERIAL MUST MEET OR EXCEED THE DESIGN VALUES USED IN THE GEOTECHNICAL REPORT TO DETERMINE SLOPE STABILITY REQUIREMENTS. OTHERWISE, THE SLOPE MUST BE REEVALUATED USING THE ACTUAL SHEAR TEST VALUE OF THE FILL MATERIAL THAT IS IN PLACE.
 - FILL SOILS SHALL BE FREE OF DELETERIOUS MATERIALS.

- FILL SHALL NOT BE PLACED UNTIL STRIPPING OF VEGETATION, REMOVAL OF UNSUITABLE SOILS, AND INSTALLATION OF SUBDRAIN (IF ANY) HAVE BEEN INSPECTED AND APPROVED BY THE SOIL ENGINEER. THE BUILDING OFFICIAL MAY REQUIRE A "STANDARD TEST METHOD FOR MOISTURE, ASH, ORGANIC MATTER, PEAT OR OTHER ORGANIC SOILS" ASTM D-2974-87 ON ANY SUSPECT MATERIAL. DETRIMENTAL AMOUNTS OF ORGANIC MATERIAL SHALL NOT BE PERMITTED IN FILLS. SOIL CONTAINING SMALL AMOUNTS OF ROOTS MAY BE ALLOWED PROVIDED THAT THE ROOTS ARE IN A QUANTITY AND DISTRIBUTED IN A MANNER THAT WILL NOT BE DETRIMENTAL TO THE FUTURE USE OF THE SITE AND THE SOILS ENGINEER APPROVES THE USE OF SUCH MATERIAL.
- ROCK OR SIMILAR MATERIAL GREATER THAN 12 INCHES IN DIAMETER SHALL NOT BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE SOIL ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL. LOCATION, EXTENT, AND ELEVATION OF ROCK DISPOSAL AREAS MUST BE SHOWN ON AN "AS BUILT" GRADING PLAN.
- CONTINUOUS INSPECTION BY THE SOIL ENGINEER, OR A RESPONSIBLE REPRESENTATIVE, SHALL BE PROVIDED DURING ALL FILL PLACEMENT AND COMPACTION OPERATIONS.
- CONTINUOUS INSPECTION BY THE SOIL ENGINEER, OR A RESPONSIBLE REPRESENTATIVE, SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATION. (SECTION J107.2 OF THE COUNTY OF LOS ANGELES BUILDING CODE)
- ALL SUBDRAIN OUTLETS ARE TO BE SURVEYED FOR LINE AND ELEVATION. SUBDRAIN INFORMATION MUST BE SHOWN ON AN "AS BUILT" GRADING PLAN.
- FILL SLOPES IN EXCESS OF 2:1 STEEPNESS RATIO ARE TO BE CONSTRUCTED BY THE PLACEMENT OF SOIL AT SUFFICIENT DISTANCE BEYOND THE PROPOSED FINISH SLOPE TO ALLOW COMPACTION EQUIPMENT TO BE OPERATED AT THE OUTER LIMITS OF THE FINAL SLOPE SURFACE. THE EXCESS FILL IS TO BE REMOVED PRIOR TO COMPLETION OF ROUGH GRADING. OTHER CONSTRUCTION PROCEDURES MAY BE USED WHEN IT IS DEMONSTRATED TO THE SATISFACTION OF THE BUILDING OFFICIAL THAT THE ANGLE OF SLOPE, CONSTRUCTION METHOD AND OTHER FACTORS WILL HAVE EQUIVALENT EFFECT. (SECTION J107.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE.)

BEST MANAGEMENT PRACTICE NOTES:

- EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORMWATER FROM THE PROJECT SITE AT ALL TIMES.
- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTE ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH THE SYSTEM DESIGNED TO ENSURE THAT A QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED, BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SUBMITTED IS TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT SUBMITTING FALSE AND/OR INACCURATE INFORMATION, FAILING TO UPDATE THE ESCP TO REFLECT CURRENT CONDITIONS, OR FAILING TO PROPERLY AND/OR ADEQUATELY IMPLEMENT THE ESCP MAY RESULT IN REVOCATION OF GRADING AND/OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY LAW.*

PRINT NAME Slavko Vukic
(OWNER OR AUTHORIZED AGENT OF THE OWNER)

SIGNATURE *Slavko Vukic* 7/26/22
(OWNER OR AUTHORIZED AGENT OF THE OWNER) DATE



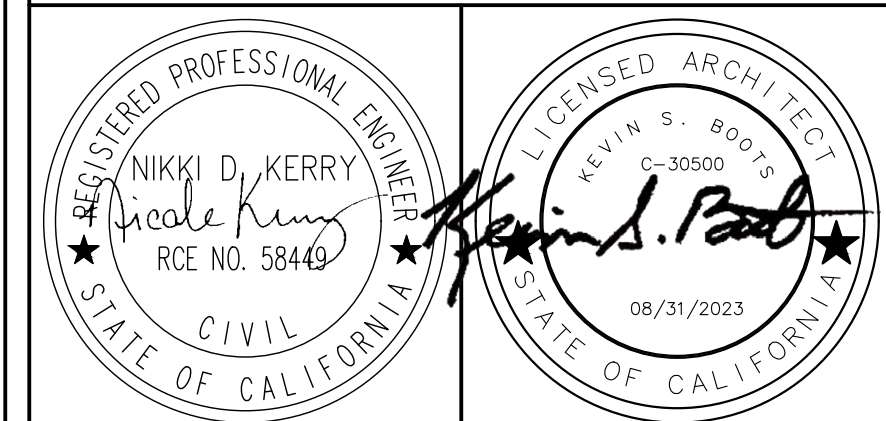
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AGENCY APPROVALS

HCAI #H220345-19-00

CONSULTANT

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ISSUE RECORD

DATE	DESCRIPTION
7/26/2022	AHJ SUBMITTAL
6/23/2022	HCAI SUBMITTAL BCI
5/23/2022	AHJ SUBMITTAL
3/4/2022	HCAI SUBMITTAL
DATE	DESCRIPTION

7/26/2022	AHJ SUBMITTAL
6/23/2022	HCAI SUBMITTAL BCI
5/23/2022	AHJ SUBMITTAL
3/4/2022	HCAI SUBMITTAL
DATE	DESCRIPTION

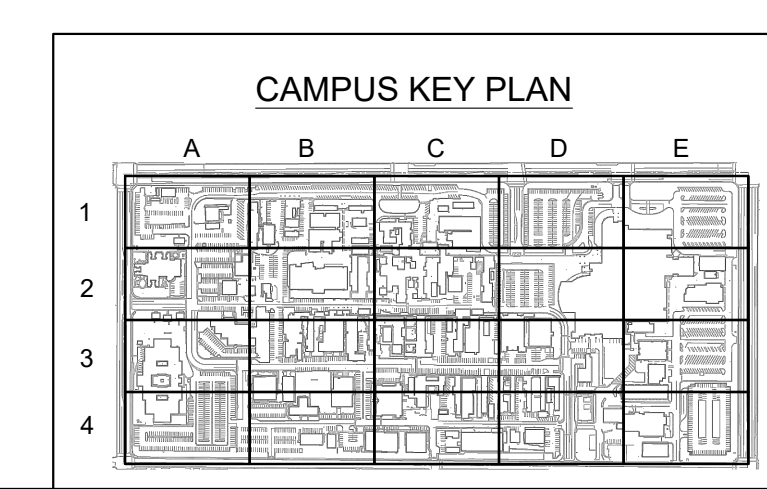
HARBOR-UCLA MEDICAL CENTER
PHASE 2F INC1 - INTERIM HELISTOP

1000 West Carson Street, Torrance, CA 90502

MILESTONE: HCAI SUBMITTAL
MILESTONE DATE: 03/04/2022
RBB PROJECT: 1712035 SCALE: As indicated

DESCRIPTION
LA COUNTY GENERAL NOTES

C020



GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHOULD BE FAMILIAR WITH ALL STATE AND LOCAL REQUIREMENTS RELATED TO SITE CONSTRUCTION ACTIVITIES PRIOR TO COMMENCING WORK. ALL WORK SHALL CONFORM AS APPLICABLE TO THESE GOVERNING STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. AN APPROXIMATE LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT, SWPPP REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF CALIFORNIA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
11. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
12. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
14. ANY EXISTING UTILITY, WHICH IS TO BE EXTENDED, WHICH IS THE CONNECTION POINT FOR NEW UNDERGROUND UTILITIES, OR WHICH NEW FACILITIES CROSS, SHALL BE EXPOSED BY THE CONTRACTOR PRIOR TO PLACEMENT OF THE NEW UTILITIES. COST OF SUCH EXCAVATION AND SUBSEQUENT BACKFILL SHALL BE INCLUDED IN THE PRICES PAID FOR THE VARIOUS ITEMS OF WORK. THE ELEVATIONS AND LOCATIONS OF THE EXISTING FACILITIES WILL BE CHECKED BY THE PUBLIC WORKS INSPECTOR AND THE ENGINEER. IF IN THE OPINION OF THE INSPECTOR A CONFLICT EXISTS, THEN THE ENGINEER SHALL MAKE ANY NEEDED GRADE AND/ OR ALIGNMENT ADJUSTMENTS AND REVISE THE PLANS ACCORDINGLY. ALL GRAVITY FLOW PIPELINES TO BE LAID/UPGRADE FROM THE LOWEST POINT STARTING AT THE END OF EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 24 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS.

DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. REFER TO THE DEMOLITION PLAN FOR THE LIMITS OF ASPHALT REMOVAL (THE EXISTING PARKING LOT IS TO REMAIN). IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN AND LANDSCAPE PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED AS NECESSARY PRIOR TO ANY DEMOLITION.
4. CONTRACTOR SHALL ADJUST GRADE OF ANY EXISTING UTILITIES TO REMAIN.
5. THE CONTRACTOR SHALL CLEAR THE PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL CAP IN PLACE ALL EXISTING UTILITIES AT THE DEMOLITION LIMIT LINE, UNLESS NOTED ON THE PLAN. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITY STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PLAN.
6. DEMOLITION AND REMOVAL OF PAVEMENT INCLUDES PAVEMENT THICKNESS AS WELL AS BASE COURSE THICKNESS.
7. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIAL.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF DEMOLITION WORK.
10. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
11. DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
12. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS AND STREETS.
13. DUST CONTROL MEASURES SHALL BE IMPLEMENTED DURING DEMOLITION.
14. DEMOLITION IS LIMITED TO WITHIN THE DEMOLITION LIMIT LINE UNLESS OTHERWISE NOTED.
15. CONTRACTOR SHALL REMOVE DEMOLISHED MATERIALS FROM THE SITE AS WORK PROGRESSES.

16. THE DRAWINGS MAY NOT INDICATE IN DETAIL ALL DEMOLITION WORK TO BE PERFORMED. THE CONTRACTOR SHALL EXAMINE EXISTING CONDITIONS TO DETERMINE THE FULL EXTENT OF DEMOLITION.
17. ALL DEMOLITION SHALL COMPLY WITH CHAPTER 24 AND ARTICLE 87 OF THE CALIFORNIA FIRE CODE.
18. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
19. SEE EROSION CONTROL PLAN FOR REMAINING INLET PROTECTION AND EROSION PREVENTION.
20. CONTRACTOR TO INSTALL CHAIN LINK FENCE WITH MESH SCREEN TO PROTECT PUBLIC FROM ENTERING CONSTRUCTION AREA.
21. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF EXISTING FACILITIES.

PAVING, GRADING AND DRAINAGE NOTES

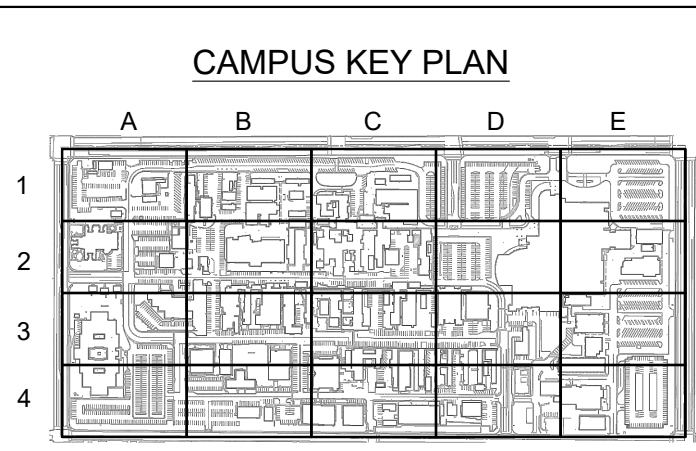
1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR CALTRANS SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND REPAIRED TO EXISTING CONDITION OR BETTER.
3. TRAFFIC CONTROL ON ALL CALTRANS, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL AN ADEQUATE STABILIZATION OCCURS.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE COVERED WITH ROCK UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEARED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY AND REQUIREMENT SPECIFIED IN THE REFERENCED GEOTECHNICAL REPORT(S).
13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE STABILIZED BY MEANS AND METHODS APPROVED BY THE LOCAL AGENCY. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE COVERED WITH ROCK OR MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
14. CONTRACTOR TO CONSULT THE GEOTECHNICAL REPORT FOR TEMPORARY AND PERMANENT SLOPE REQUIREMENTS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
16. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS OF THE GOVERNING CODE.
17. EXPOSED SLOPES SHOULD BE STABILIZED WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
18. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE REQUIRED PERMITS COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY GOVERNING JURISDICTIONS.
19. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNSUITABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
20. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

RECORD DRAWINGS

1. WHERE LOCAL JURISDICTIONS REQUIRE RECORD DRAWINGS, THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER AND OWNER COPIES OF A PAVING, GRADING AND DRAINAGE RECORD DRAWING AND A SEPARATE UTILITY RECORD DRAWING, BOTH PREPARED BY A CALIFORNIA REGISTERED SURVEYOR. THE RECORD DRAWINGS SHALL VERIFY ALL DESIGN INFORMATION INCLUDED ON THE DESIGN PLANS OF THE SAME NAME.

PROJECT CLOSEOUT

CONTRACTOR SHALL PROVIDE THE NECESSARY ITEMS INCLUDING ANY TESTING, REPORTS, OR CERTIFICATION DOCUMENTS REQUIRED BY THE GOVERNING JURISDICTIONS TO PROPERLY CLOSEOUT THE PROJECT BEFORE IT CAN BE DEEMED COMPLETE.



Plotted By: Lisa, Michael Sheet Set: 2F - INC 1 - LoyalUCLA GENERAL NOTES July 26, 2022 03:56:58pm K:\JDT_DEVELOPMENT\0995959000 - huan\CAO\035\ZF1\open sheets\021 GENERAL NOTES.dwg

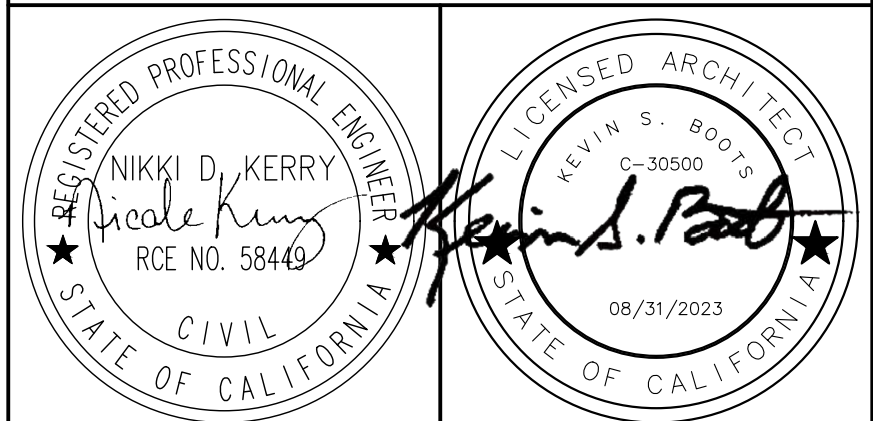


RBB ARCHITECTS INC

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AGENCY APPROVALS

HCAI: #H220345-19-00

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ISSUE RECORD

DATE	DESCRIPTION
7/26/2022	AHJ SUBMITTAL
6/23/2022	HCAI SUBMITTAL BCI
5/23/2022	AHJ SUBMITTAL
3/4/2022	HCAI SUBMITTAL
DATE	DESCRIPTION



**HARBOR-UCLA MEDICAL CENTER
PHASE 2F INC1 - INTERIM HELISTOP**

1000 West Carson Street, Torrance, CA 90502

MILESTONE: HCAI SUBMITTAL

MILESTONE DATE: 07/26/2022

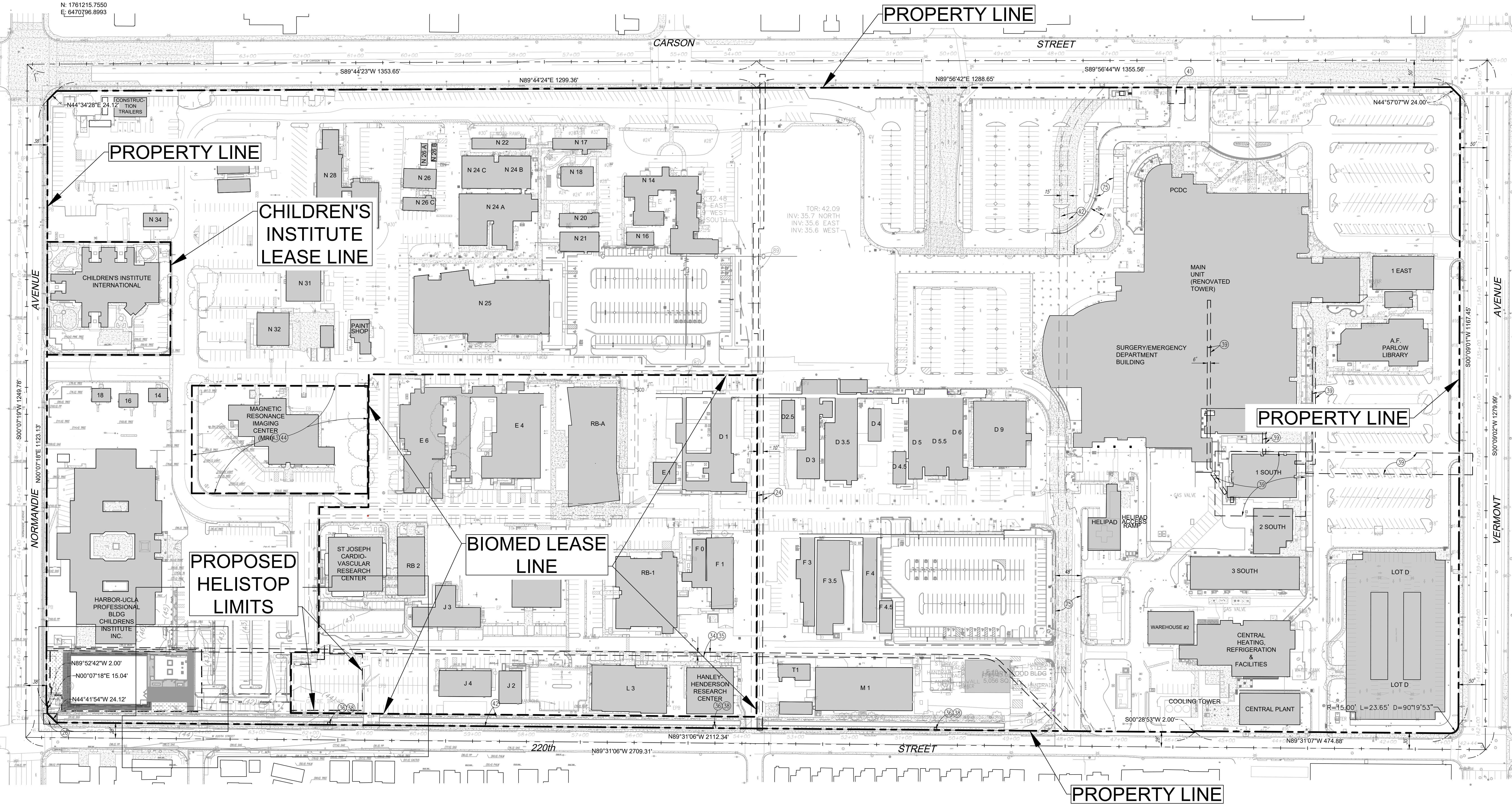
RBB PROJECT: 1712035 SCALE: As indicated

DESCRIPTION

GENERAL NOTES

C021

N: 1761215.7550
E: 6470796.8993



N: 1759965.9808

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM 83, ZONE 5, NAD 83 (NSRS2007), EPOCH 2007.00, AS DETERMINED LOCALLY BY A LINE BETWEEN CGPS SITES "CRHS" AND "TORP" BEING SOUTH 62°08'22" WEST AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) FOR SAID EPOCH, AND MEETS ALL THE REQUIREMENTS OF THE CALIFORNIA PUBLIC RESOURCES CODE.

CRHS
LATITUDE = 33°49'24.600738", LONGITUDE = 118°16'21.907049"
NORTHING = 1758262.1763, EASTING = 6478820.9940

TORP
LATITUDE = 33°47'52.059269", LONGITUDE = 118°19'50.122040"
NORTHING = 1748959.8685, EASTING = 6461222.7208

BASIS OF COORDINATES

GRID COORDINATES SHOWN HEREON ARE SCALED LOCALLY ABOUT "POINT A", WHICH IS THE CALCULATED CENTER OF THE PROJECT, BEING LOCATED AT THE INTERSECTION OF LINES DRAWN BETWEEN PROJECT CONTROL POINTS "AT-8" & "AT-3" AND "AT-1" & "AT-6".

POINT A
NORTHING = 1760597.4594, EASTING = 6472110.1429
THE COMBINED GRID FACTOR AT "POINT A" IS 1.00005388142, USING AN ELEVATION OF 43.24 FEET, NAVD 88. ALL LOCAL COORDINATES ARE SCALED ABOUT "POINT A".
ALL DISTANCES AND DERIVED COORDINATES AS SHOWN ARE GROUND. GRID DISTANCE = GROUND DISTANCE x COMBINED GRID FACTOR.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON LOS ANGELES COUNTY BENCHMARK "Y 10536".
ELEVATION 47.686 FEET, NAVD 88 (GARDENA QUAD, ADJ. 2005)

NOTE THAT AS PER THE CONTROL SURVEY PROVIDED BY CALVADA SURVEYING, THE CITY OF LOS ANGELES BENCHMARKS IN THE VICINITY DO NOT MATCH TO THIS DATUM. COMPARATIVE ELEVATIONS ARE AS LISTED BELOW:

- BM 21-07801 41.48 FEET
- BM 21-04542 40.18 FEET
- BM 21-04535 44.31 FEET

PLOTTABLE EASEMENTS OF RECORD

- 24 EASEMENT FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA GAS COMPANY, RECORDED APRIL 3, 1953 BOOK 41389 PAGE 317 OFFICIAL RECORDS (PLOTTED HEREON).
- 26 AN EASEMENT FOR UNDERGROUND DRAINAGE RECORDED JULY 17, 1956 BOOK 51761 PAGE 105 OFFICIAL RECORDS (PLOTTED HEREON).
- 28 THE TERMS, PROVISIONS AND EASEMENTS RECORDED IN DOCUMENT "CONSENT TO EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES" RECORDED AUGUST 23, 1961 INSTRUMENT 3629 OFFICIAL RECORDS (PLOTTED HEREON).
- 34 AN EASEMENT FOR SEWER PURPOSES RECORDED MARCH 14, 1968 INSTRUMENT 2564 OFFICIAL RECORDS (PLOTTED HEREON).
- 35 THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN DOCUMENT "CONSENT INSTRUMENT" RECORDED JANUARY 15, 1970 INSTRUMENT 3254 OFFICIAL RECORDS (PLOTTED HEREON).
- 36 THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN DOCUMENT "CONSENT INSTRUMENT" RECORDED JANUARY 15, 1970 INSTRUMENT 3255 OFFICIAL RECORDS (PLOTTED HEREON).
- 38 THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN DOCUMENT "RESOLUTION-SETTING ASIDE PORTIONS OF COUNTY-OWNED PROPERTY FOR HIGHWAY AND DRAINAGE PURPOSES-220TH STREET (18-1, 1D.1, 1D.2 AND 1D.3) AND NORMANDIE AVENUE (24-9) IN THE VICINITY OF TORRANCE-SECOND SUPERVISORIAL DISTRICT" RECORDED AUGUST 17, 1970 INSTRUMENT 3378 OFFICIAL RECORDS (PLOTTED HEREON).
- 39 THE TERMS AND PROVISIONS CONTAINED IN DOCUMENT "LEASE AND LEASE-BACK PSYCHIATRIC SERVICES BUILDING HARBOR GENERAL HOSPITAL" RECORDED JANUARY 10, 1972 INSTRUMENT 148; MODIFIED MAY 2, 1972 INSTRUMENT 2572; A "QUITCLAIM DEED" RECORDED SEPTEMBER 8, 1997 INSTRUMENT 1385915 ALL OFFICIAL RECORDS (PLOTTED HEREON).
- 41 THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN DOCUMENT "DESCRIPTION OF PARCEL OF LAND TO BE SET ASIDE BY THE COUNTY OF LOS ANGELES FOR PUBLIC ROAD AND HIGHWAY PURPOSES-CARSON STREET" RECORDED MARCH 23, 1982 INSTRUMENT 306431 OFFICIAL RECORDS (PLOTTED HEREON).
- 42 AN EASEMENT TO CONSTRUCT, RECONSTRUCT, INSPECT, OPERATE, AND MAINTAIN, REPAIR A CHANNEL RECORDED DECEMBER 19, 1985 INSTRUMENT 85-1498464 OFFICIAL RECORDS (PLOTTED HEREON).
- 43 UNRECORDED LEASE RECORDED JANUARY 29, 1988 INSTRUMENT 88-126604 AND JANUARY 29, 1988 INSTRUMENT 88-126606 BOTH OFFICIAL RECORDS (PLOTTED HEREON).
- 44 THE TERMS AND PROVISIONS CONTAINED IN DOCUMENT "A LANDLORD'S CONSENT TO LEASE ENCUMBRANCE (HARBOR CENTER)" RECORDED JANUARY 29, 1988 INSTRUMENT No. 88-126607 OFFICIAL RECORDS (PLOTTED HEREON).
- 29 AN EASEMENT FOR INGRESS AND EGRESS RECORDED SEPTEMBER 15, 2011 INSTRUMENT 2011256483 OFFICIAL RECORDS (PLOTTED HEREON).

EASEMENTS OF RECORD (CONTINUED)

- 81 EASEMENT FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA EDISON CO., RECORDED JUNE 21, 2017 AS INST. NO. 20170686706, O.R.
- 82 EASEMENT FOR PRIVATE UTILITIES TO "BIOMED", RECORDED DECEMBER 28, 2017 AS INST. NO. 20171513181, O.R.
- 86 EASEMENT FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA EDISON CO., RECORDED JULY 31, 2019 AS INST. NO. 20190756786, O.R.
- 89 EASEMENT FOR PUBLIC UTILITIES TO LOS ANGELES COUNTY SANITATION DISTRICT NO. 2, RECORDED OCTOBER 27, 2016 AS INST. NO. 20161326878, O.R.

MONUMENT NOTES

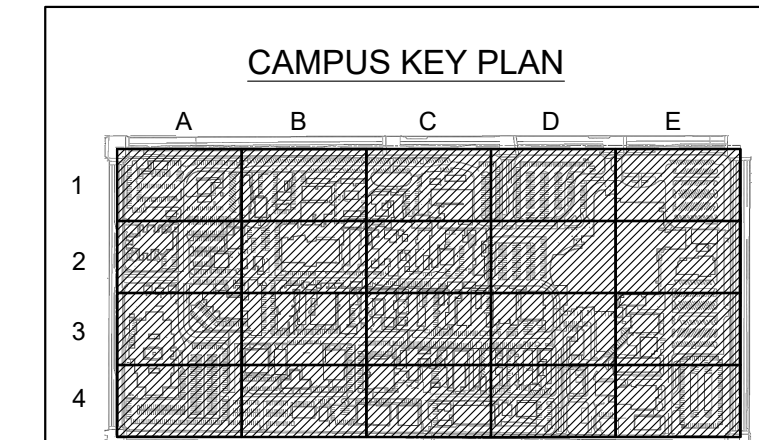
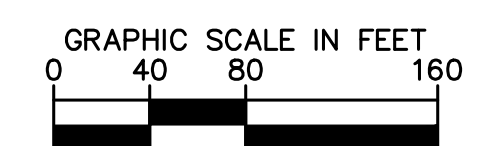
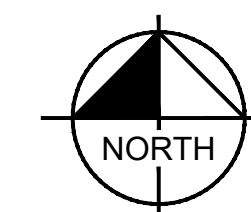
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- M2 AT THE INTERSECTION OF NORMANDIE & CARSON, FOUND LA CO. DPW TAG PER PWFB 0988 NORTHING: 1761215.7550, EASTING: 6470796.8993
- M3 AT THE INTERSECTION OF VERMONT & 220TH, FOUND SPK & DPW WSHR PER PWFB 0420/2288
- M4 AT THE INTERSECTION OF CARSON & VERMONT, FOUND L&T PER PWFB 0520/1537

SURVEY NOTE

EXISTING BOUNDARY AND TOPOGRAPHICAL INFORMATION AS SHOWN ON THIS PLAN ARE BASED ON SURVEY BY CALVADA SURVEYING, INC. ON 3/16/2016, LAST REVISED 3/27/2019.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- STREET CENTER LINE
- LUNDQUIST LEASE LINE
- EASEMENT OR SETBACK LINE
- EXISTING BUILDING

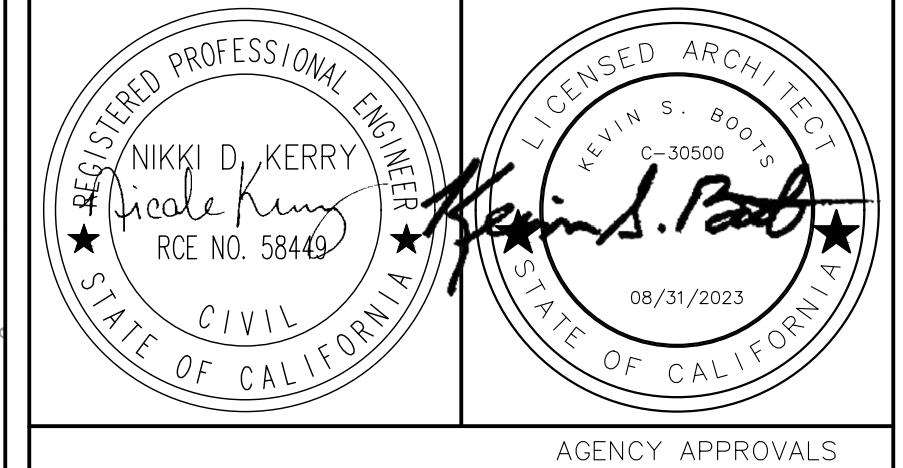


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ISSUE RECORD

DATE	DESCRIPTION
7/26/2022	AHJ SUBMITTAL
6/23/2022	BC1 HCAI SUBMITTAL BC1
5/23/2022	AHJ SUBMITTAL
3/4/2022	HCAI SUBMITTAL
	DESCRIPTION

Harbor-UCLA MEDICAL CENTER
HARBOR-UCLA MEDICAL CENTER
PHASE 2F INC1 - INTERIM HELISTOP

1000 West Carson Street, Torrance, CA 90502

MILESTONE: HCAI SUBMITTAL

MILESTONE DATE: 07/26/2022

RBB PROJECT: 1712035 SCALE: As indicated

EXISTING SURVEY CONTROL PLAN

C030

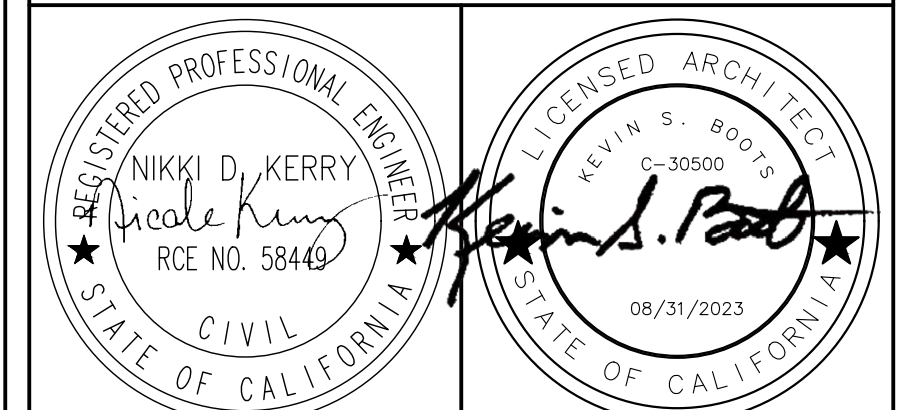


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HCAI #H220345-19-00

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ISSUE RECORD

7/26/2022 AHJ SUBMITTAL
6/23/2022 BC1 HCAI SUBMITTAL BC1
5/23/2022 AHJ SUBMITTAL
3/4/2022 HCAI SUBMITTAL
DATE DESCRIPTION



HARBOR-UCLA MEDICAL CENTER
PHASE 2F INC1 - INTERIM HELISTOP

1000 West Carson Street, Torrance, CA 90502

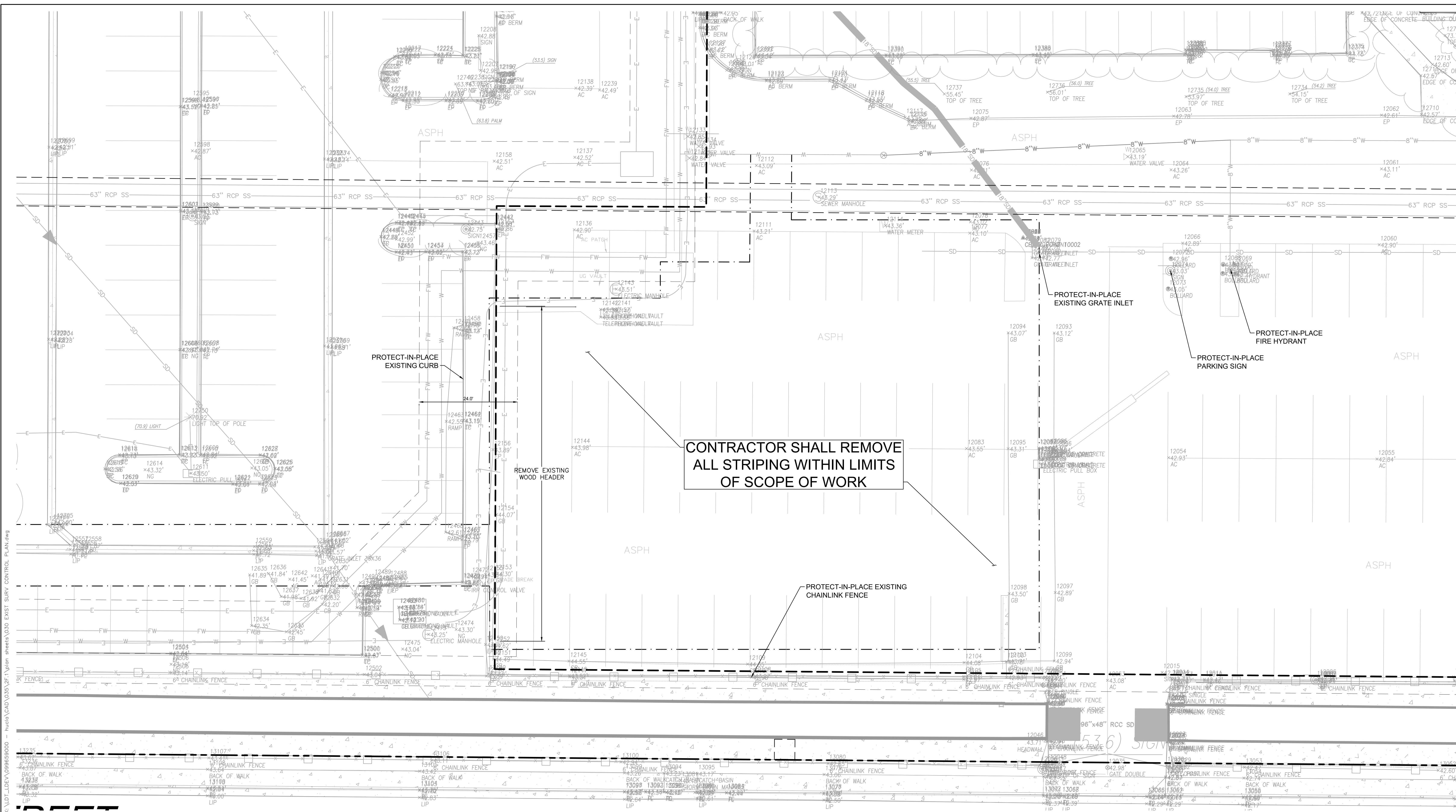
MILESTONE: HCAI SUBMITTAL

MILESTONE DATE: 07/26/2022

RBB PROJECT: 1712035 SCALE: As indicated

PARTIAL
EXISTING
CONDITIONS SURVEY
AREA B4

C031



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM 83, ZONE 5, NAD 83 (NSRS2007), EPOCH 2007.00, AS DETERMINED LOCALLY BY A LINE BETWEEN CGPS SITES "CRHS" AND "TORP" BEING SOUTH 62°08'22" WEST AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) FOR SAID EPOCH, AND MEETS ALL THE REQUIREMENTS OF THE CALIFORNIA PUBLIC RESOURCES CODE.

CRHS
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NORTHING = 1758262.1763, EASTING = 6478820.9940

TORP
LATITUDE = 33°47'52.052690", LONGITUDE = 118°19'50.122040"
NORTHING = 1748959.8685, EASTING = 6461222.7208

BASIS OF COORDINATES

GRID COORDINATES SHOWN HEREON ARE SCALED LOCALLY ABOUT "POINT A", WHICH IS THE CALCULATED CENTER OF THE PROJECT, BEING LOCATED AT THE INTERSECTION OF LINES DRAWN BETWEEN PROJECT CONTROL PAIRS "AT-8 & AT-3" AND "AT-14 & AT-4".
POINT A
NORTHING = 1760597.4594, EASTING = 6472110.1429
THE COMBINED GRID FACTOR AT "POINT A" IS 1.00005388142, USING AN ELEVATION OF 43.24 FEET, NAVD 88. ALL LOCAL COORDINATES ARE SCALED ABOUT "POINT A".
ALL DISTANCES AND DERIVED COORDINATES AS SHOWN ARE GROUND. GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON LOS ANGELES COUNTY BENCHMARK "Y 10536".
ELEVATION 47.686 FEET, NAVD 88 (GARDENA QUAD, ADJ. 2005)

NOTE THAT AS PER THE CONTROL SURVEY PROVIDED BY CALVADA SURVEYING, THE CITY OF LOS ANGELES BENCHMARKS IN THE VICINITY DO NOT MATCH TO THIS DATUM. COMPARATIVE ELEVATIONS ARE AS LISTED BELOW:
BM 21-07801 41.48 FEET
BM 21-04542 40.18 FEET
BM 21-04535 44.31 FEET

PLOTTABLE EASEMENTS OF RECORD

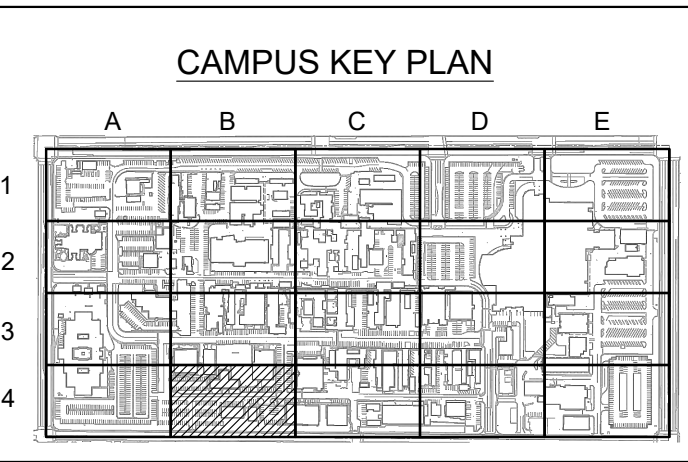
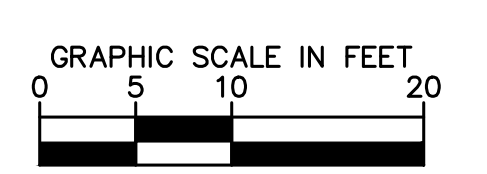
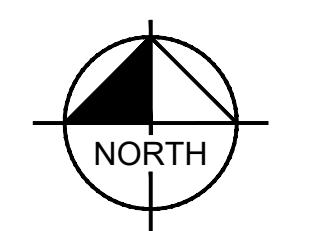
- 24. AN EASEMENT FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA EDISON CO., RECORDED MARCH 5, 1961 BOOK 35716 PAGE 19 OFFICIAL RECORDS (PLOTTED HEREON).
- 26. AN EASEMENT FOR UNDERGROUND DRAINAGE RECORDED JULY 17, 1956 BOOK 81761 PAGE 159 OFFICIAL RECORDS (PLOTTED HEREON).
- 28. THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN DOCUMENT "CONSENT TO EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES" RECORDED AUGUST 23, 1961 INSTRUMENT 3629 OFFICIAL RECORDS (PLOTTED HEREON).
- 34. AN EASEMENT FOR SEWER PURPOSES RECORDED MARCH 14, 1968 INSTRUMENT 2564 OFFICIAL RECORDS (PLOTTED HEREON).
- 35. THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN DOCUMENT "CONSENT INSTRUMENT" RECORDED JANUARY 15, 1970 INSTRUMENT 3254 OFFICIAL RECORDS (PLOTTED HEREON).
- 36. THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN DOCUMENT "CONSENT INSTRUMENT" RECORDED JANUARY 15, 1970 INSTRUMENT 3255 OFFICIAL RECORDS (PLOTTED HEREON).
- 38. THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN DOCUMENT "RESOLUTION-SETTING ASIDE PORTIONS OF COUNTY-OWNED PROPERTY FOR HIGHWAY AND DRAINAGE PURPOSES-220TH STREET (18-1, 10-1, 10-2 AND 10-3) AND NORMANIE AVENUE (24-9) IN THE VICINITY OF TORRANCE-SECOND SUPERVISORIAL DISTRICT" RECORDED AUGUST 17, 1970 INSTRUMENT 3378 OFFICIAL RECORDS (PLOTTED HEREON).
- 39. THE TERMS AND PROVISIONS CONTAINED IN DOCUMENT "LEASE AND LEASE-BACK PSYCHIATRIC SERVICES BUILDING HARBOR GENERAL HOSPITAL" RECORDED JANUARY 10, 1972 INSTRUMENT 148, MODIFIED MAY 2, 1972 INSTRUMENT 2572, A "QUITCLAIM DEED" RECORDED SEPTEMBER 8, 1997 INSTRUMENT 1385915 ALL OFFICIAL RECORDS (PLOTTED HEREON).
- 41. THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN DOCUMENT "DESCRIPTION OF PARCEL OF LAND TO BE SET ASIDE BY THE COUNTY OF LOS ANGELES FOR PUBLIC ROAD AND HIGHWAY PURPOSES-CARSON STREET" RECORDED MARCH 23, 1982 INSTRUMENT 30641 OFFICIAL RECORDS (PLOTTED HEREON).
- 42. AN EASEMENT TO CONSTRUCT, RECONSTRUCT, INSPECT, OPERATE, AND MAINTAIN, REPAIR A CHANNEL RECORDED DECEMBER 19, 1985 INSTRUMENT 85-1498464 OFFICIAL RECORDS (PLOTTED HEREON).
- 43. UNRECORDED LEASE RECORDED JANUARY 29, 1988 INSTRUMENT 88-126604 AND JANUARY 29, 1988 INSTRUMENT 88-126606 BOTH OFFICIAL RECORDS (PLOTTED HEREON).
- 44. THE TERMS AND PROVISIONS CONTAINED IN DOCUMENT "A LANDLORD'S CONSENT TO LEASE ENCUMBRANCE HARBOR CENTER" RECORDED JANUARY 29, 1988 INSTRUMENT NO. 88-126607 OFFICIAL RECORDS (PLOTTED HEREON).
- 76. AN EASEMENT FOR INGRESS AND EGRESS RECORDED SEPTEMBER 15, 2011 INSTRUMENT 20111256483 OFFICIAL RECORDS PLOTTED HEREON.

PLOTTABLE EASEMENTS OF RECORD (CONTINUED)

- 81. EASEMENT FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA EDISON CO., RECORDED JUNE 21, 2017 AS INST. NO. 20170686706, O.R.
- 82. EASEMENT FOR PRIVATE UTILITIES TO "BIOMED", RECORDED DECEMBER 28, 2017 AS INST. NO. 20171513181, O.R.
- 86. EASEMENT FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA EDISON CO., RECORDED JULY 31, 2019 AS INST. NO. 20190756786, O.R.
- 89. EASEMENT FOR PUBLIC UTILITIES TO LOS ANGELES COUNTY SANITATION DISTRICT NO. 2, RECORDED OCTOBER 07, 2016 AS INST. NO. 2016128078, O.R.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- STREET CENTER LINE
- LUNDQUIST LEASE LINE
- EASEMENT LINE
- CIVIL LIMIT OF WORK LINE



Plotted By: Libo, Michael Sheet: 2F INC 1 Layout: PARTIAL EXISTING CONDITIONS SURVEY AREA A4 July 26, 2022 03:58:47pm K:\LTD\LDEV\098659000 - huck\CAD\C031\2F_1\plan sheets\03D_EXIST_SURV_CONTROL_PLAN.dwg

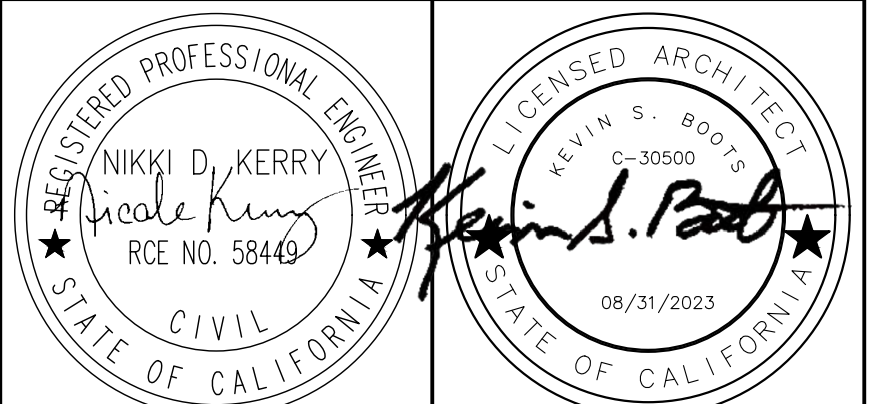


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ISSUE RECORD

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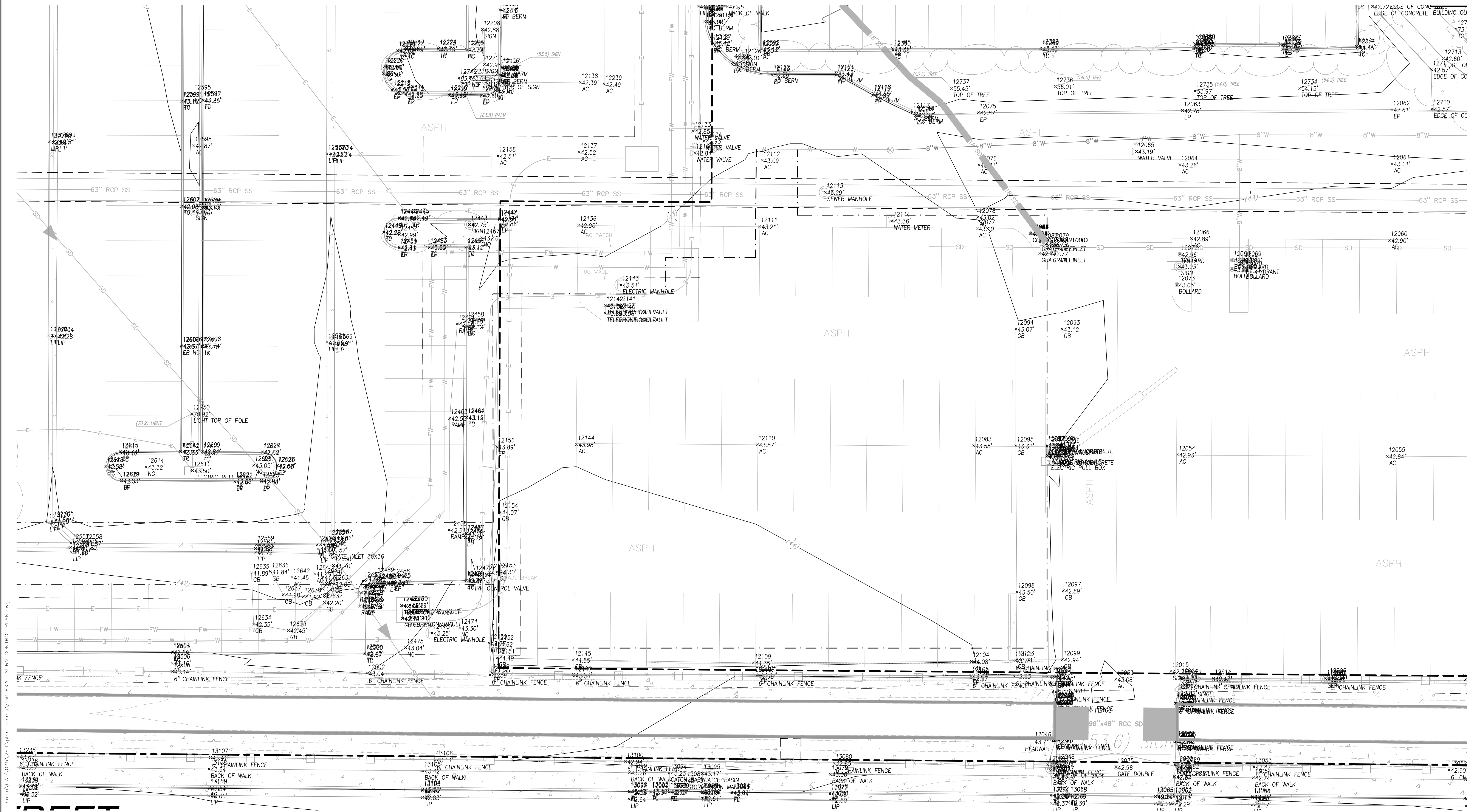
MILESTONE: HCAI SUBMITTAL

MILESTONE DATE: 07/26/2022

RBB PROJECT: 1712035 SCALE: As indicated

PARTIAL EXISTING
TOPOGRAPHY SURVEY
AREA B4

C032



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM 83, ZONE 5, NAD 83 (NSRS2007), EPOCH 2007.00, AS DETERMINED LOCALLY BY A LINE BETWEEN CGPS SITES "CRHS" AND "TORP" BEING SOUTH 62°08'22" WEST AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) FOR SAID EPOCH, AND MEETS ALL THE REQUIREMENTS OF THE CALIFORNIA PUBLIC RESOURCES CODE.

CRHS
LATITUDE = 33°49'24.600738", LONGITUDE = 118°16'21.907049"
NORTHING = 1758262.1763, EASTING = 6478820.9940

TORP
LATITUDE = 33°47'52.052690", LONGITUDE = 118°19'50.122040"
NORTHING = 1748659.8685, EASTING = 6461222.7208

CRHS
LATITUDE = 33°49'24.600738", LONGITUDE = 118°16'21.907049"
NORTHING = 1758262.1763, EASTING = 6478820.9940

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TORP
LATITUDE = 33°47'52.052690", LONGITUDE = 118°19'50.122040"
NORTHING = 1748659.8685, EASTING = 6461222.7208

BASIS OF COORDINATES

GRID COORDINATES SHOWN HEREON ARE SCALED LOCALLY ABOUT "POINT A", WHICH IS THE CALCULATED CENTER OF THE PROJECT, BEING LOCATED AT THE INTERSECTION OF LINES DRAWN BETWEEN PROJECT CONTROL PAIRS "AT-8 & AT-3" AND "AT-1 & AT-4".

POINT A
NORTHING = 1760597.4594, EASTING = 6472110.1429

THE COMBINED GRID FACTOR AT "POINT A" IS 1.00005388142. USING AN ELEVATION OF 43.24 FEET, NAVD 88. ALL LOCAL COORDINATES ARE SCALED ABOUT "POINT A".

ALL DISTANCES AND DERIVED COORDINATES AS SHOWN ARE GROUND. GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON LOS ANGELES COUNTY BENCHMARK "Y 10536".

ELEVATION 47.686 FEET, NAVD 88 (GARDENA QUAD, ADJ. 2005)

NOTE THAT AS PER THE CONTROL SURVEY PROVIDED BY CALVADA SURVEYING, THE CITY OF LOS ANGELES BENCHMARKS IN THE VICINITY DO NOT MATCH TO THIS DATUM. COMPARATIVE ELEVATIONS ARE AS LISTED BELOW:

BM 21-07801 41.48 FEET

BM 21-04542 40.18 FEET

BM 21-04535 44.31 FEET

PLOTTABLE EASEMENTS OF RECORD

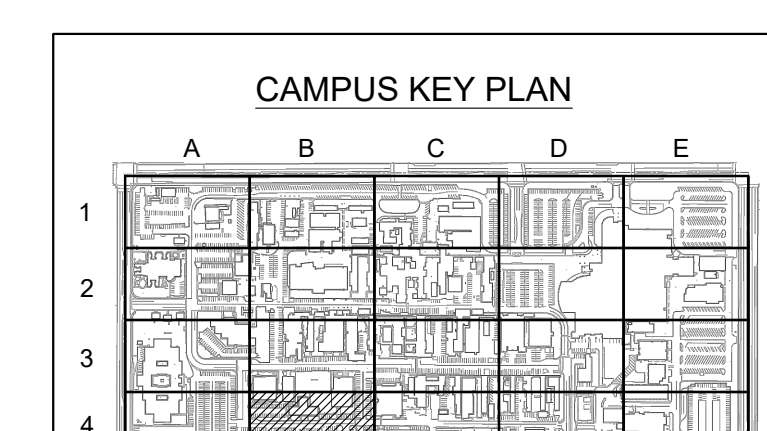
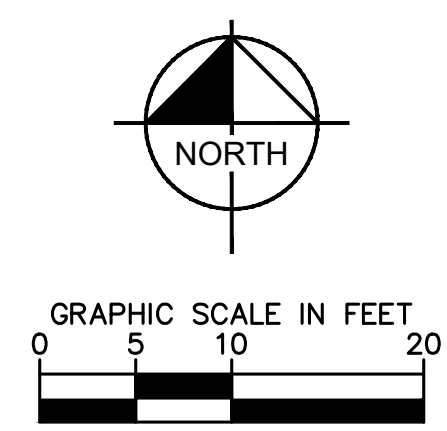
- 24. AN EASEMENT FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA EDISON CO., RECORDED MARCH 5, 1961 BOOK 35716 PAGE 19 OFFICIAL RECORDS (PLOTTED HEREON).
- 26. AN EASEMENT FOR UNDERGROUND DRAINAGE RECORDED JULY 17, 1966 BOOK 51781 PAGE 159 OFFICIAL RECORDS (PLOTTED HEREON).
- 28. THE TERMS, PROVISIONS AND EASEMENTS RECORDED IN DOCUMENT "CONSENT TO EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES" RECORDED AUGUST 23, 1961 INSTRUMENT 3629 OFFICIAL RECORDS (PLOTTED HEREON).
- 34. AN EASEMENT FOR SEWER PURPOSES RECORDED MARCH 14, 1968 INSTRUMENT 2564 OFFICIAL RECORDS (PLOTTED HEREON).
- 35. THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN DOCUMENT "CONSENT INSTRUMENT" RECORDED JANUARY 15, 1970 INSTRUMENT 3264 OFFICIAL RECORDS (PLOTTED HEREON).
- 36. THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN DOCUMENT "CONSENT INSTRUMENT" RECORDED JANUARY 15, 1970 INSTRUMENT 3255 OFFICIAL RECORDS (PLOTTED HEREON).
- 38. THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN DOCUMENT "RESOLUTION-SETTING ASIDE PORTIONS OF COUNTY-OWNED PROPERTY FOR HIGHWAY AND DRAINAGE PURPOSES-220TH STREET (181-, 101-, 102 AND 103) AND NORMANIE AVENUE (249) IN THE VICINITY OF TORRANCE-SECOND SUPERVISORIAL DISTRICT" RECORDED AUGUST 17, 1970 INSTRUMENT 3378 OFFICIAL RECORDS (PLOTTED HEREON).
- 39. THE TERMS AND PROVISIONS CONTAINED IN DOCUMENT "LEASE AND LEASE-BACK PSYCHIATRIC SERVICES BUILDING HARBOR GENERAL HOSPITAL" RECORDED JANUARY 10, 1972 INSTRUMENT 148, MODIFIED MAY 2, 1972 INSTRUMENT 2572, A "QUITCLAIM DEED" RECORDED SEPTEMBER 8, 1997 INSTRUMENT 1385915 ALL OFFICIAL RECORDS (PLOTTED HEREON).
- 41. THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN DOCUMENT "DESCRIPTION OF PARCEL OF LAND TO BE SET ASIDE BY THE COUNTY OF LOS ANGELES FOR PUBLIC ROAD AND HIGHWAY PURPOSES-CARSON STREET" RECORDED MARCH 23, 1982 INSTRUMENT 30641 OFFICIAL RECORDS (PLOTTED HEREON).
- 42. AN EASEMENT TO CONSTRUCT, RECONSTRUCT, INSPECT, OPERATE AND MAINTAIN, REPAIR A CHANNEL RECORDED DECEMBER 19, 1985 INSTRUMENT 85-1498464 OFFICIAL RECORDS (PLOTTED HEREON).
- 43. UNRECORDED LEASE RECORDED JANUARY 29, 1988 INSTRUMENT 88-126604 AND JANUARY 29, 1988 INSTRUMENT 88-126606 BOTH OFFICIAL RECORDS (PLOTTED HEREON).
- 44. THE TERMS AND PROVISIONS CONTAINED IN DOCUMENT "A LANDLORD'S CONSENT TO LEASE ENCUMBRANCE HARBOR CENTER" RECORDED JANUARY 29, 1988 INSTRUMENT NO. 88-126607 OFFICIAL RECORDS (PLOTTED HEREON).
- 76. AN EASEMENT FOR INGRESS AND EGRESS RECORDED SEPTEMBER 15, 2011 INSTRUMENT 2011126683 OFFICIAL RECORDS (PLOTTED HEREON).

PLOTTABLE EASEMENTS OF RECORD (CONTINUED)

- 81. EASEMENT FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA EDISON CO., RECORDED JUNE 21, 2017 AS INST. NO. 20170886706, O.R.
- 82. EASEMENT FOR PRIVATE UTILITIES TO "BIOMED", RECORDED DECEMBER 28, 2017 AS INST. NO. 20171513181, O.R.
- 86. EASEMENT FOR PUBLIC UTILITIES TO SOUTHERN CALIFORNIA EDISON CO., RECORDED JULY 31, 2019 AS INST. NO. 20190765696, O.R.
- 89. EASEMENT FOR PUBLIC UTILITIES TO LOS ANGELES COUNTY SANITATION DISTRICT NO. 2, RECORDED OCTOBER 07, 2016 AS INST. NO. 2016126781, O.R.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- STREET CENTER LINE
- LUNDQUIST LEASE LINE
- EASEMENT LINE
- CIVIL LIMIT OF WORK LINE



Plotted By: Libo, Michael Sheet: Part 2F, INC 1 Layout: EXISTING TOPOG (A4) July 26, 2022 05:58:11pm K:\LID_DEV\39959000 - Lucia\CAD\355\2F_1\plan sheets\355\EXIST SURV CONTROL PLAN.dwg



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AGENCY APPROVALS

HCAI #H220345-19-00

CONSULTANT

Kimley-Horn

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ISSUE RECORD

DATE	DESCRIPTION
7/26/2022	AHJ SUBMITTAL
6/23/2022	BC1 HCAI SUBMITTAL BC1
5/23/2022	AHJ SUBMITTAL
3/4/2022	HCAI SUBMITTAL

Harbor-UCLA
MEDICAL CENTER
HARBOR-UCLA MEDICAL CENTER
PHASE 2F INC1 - INTERIM HELISTOP

1000 West Carson Street, Torrance, CA 90502

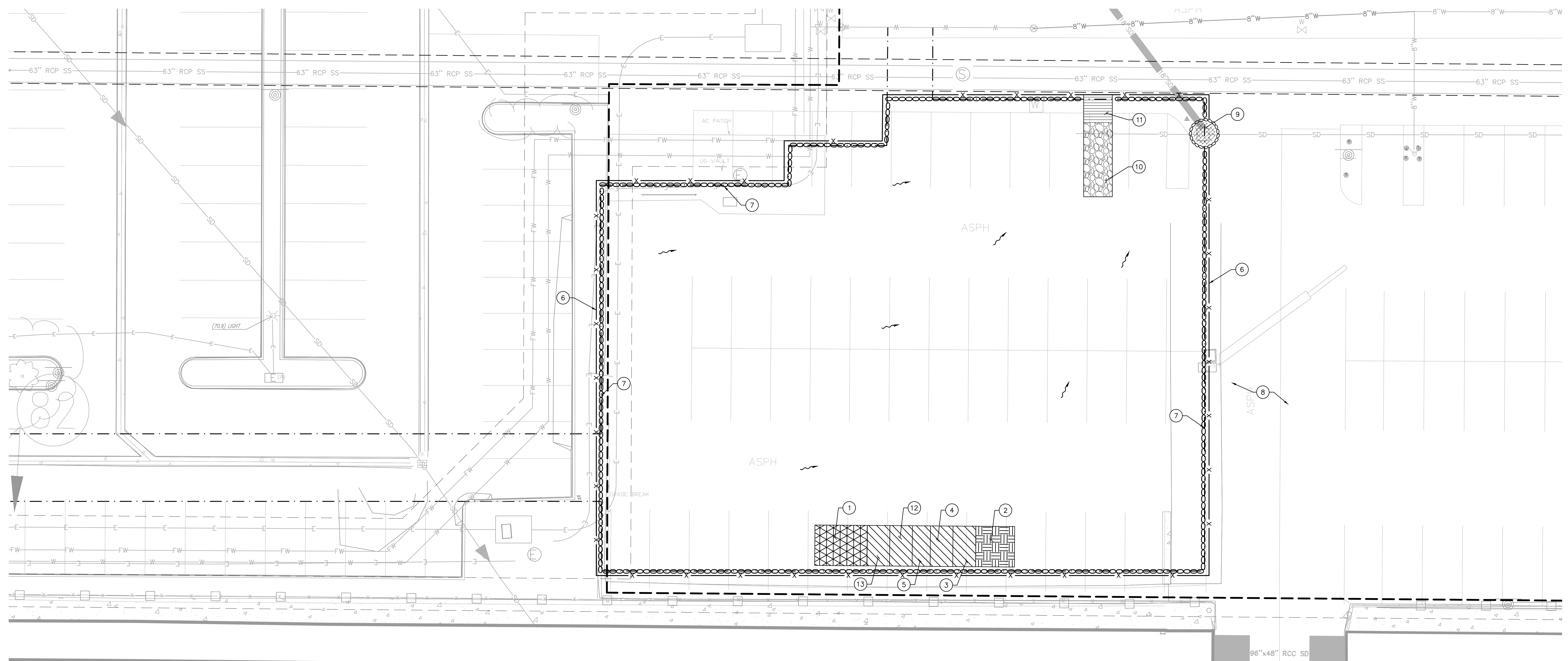
MILESTONE: HCAI SUBMITTAL

MILESTONE DATE: 07/26/2022

RBB PROJECT: 1712035 SCALE: As indicated

DESCRIPTION
**EROSION AND
SEDIMENT CONTROL
PLAN**

C101



EROSION AND SEDIMENT CONTROL PLAN (ESCP) GENERAL NOTES:

- IN CASE OF EMERGENCY, CALL SLAVKO VUKIC AT (626) 464-4582.
- TOTAL DISTURBED AREA 0.3 ACRES WDD # RISK LEVEL 1 2 3
- A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOVEMBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
- EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING OFFICIAL IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
- GRADED AREAS ADJACENT TO HILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.
- ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
- A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY WITH THE APPROPRIATE BMP FOR DEWATERING OPERATIONS.
- THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.
- DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
- STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED, AS NEEDED, AS THE PROJECT PROGRESSES. THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE BUILDING OFFICIAL.
- EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORM WATER FROM THE PROJECT SITES AT ALL TIMES.
- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPS ARE INSTALLED AND FUNCTIONING PROPERLY IF THERE IS A 50% OR GREATER PROBABILITY OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL (COPIES OF THE SELF-INSPECTION CHECK LIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST).
- TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- ANY SLOPES WITH DISTURBED SOILS OR DENuded OR VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- AS THE ENGINEER/QSD OF RECORD, I HAVE SELECTED APPROPRIATE BMPs TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMPs MUST BE INSTALLED, MONITORED, AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS.

Nicole King
CIVIL ENGINEER/QSD SIGNATURE 07-26-2022
DATE

21. THE FOLLOWING NOTES MUST BE ON THE PLAN:

AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH THE SYSTEM DESIGNED TO ENSURE THAT A QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SUBMITTED IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT SUBMITTING FALSE AND/OR INACCURATE INFORMATION, FAILING TO UPDATE THE ESCP TO REFLECT CURRENT CONDITIONS, OR FAILING TO PROPERLY AND/OR ADEQUATELY IMPLEMENT THE ESCP MAY RESULT IN REVOCATION OF GRADING AND/OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY LAW.

OWNER OR AUTHORIZED REPRESENTATIVE (PERMITEE) DATE

- DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPs ARE INSTALLED AND FUNCTIONING PROPERLY AS REQUIRED BY THE STATE CONSTRUCTION GENERAL PERMIT. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL.
- THE FOLLOWING BMPs FROM THE "CASQA CONSTRUCTION BMP ONLINE HANDBOOK" MUST BE IMPLEMENTED FOR ALL CONSTRUCTION ACTIVITIES AS APPLICABLE. AS AN ALTERNATIVE, DETAILS FROM "CALTRANS STORMWATER QUALITY HANDBOOKS, CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMP) MANUAL" MAY BE USED. ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE BUILDING OFFICIAL.

MAINTENANCE NOTES

ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SUBMITTED TO THE STATE WATER RESOURCES CONTROL BOARD (SWRCB), SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY THE OWNER SELECTED QUALIFIED SWPPP PRACTITIONER (QSP) LISTED IN THE SWPPP IN ACCORDANCE WITH THE CONSTRUCTION GENERAL PERMIT, AND REPAIRED BY THE CONTRACTOR IN ACCORDANCE WITH THE FOLLOWING:

- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
- ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
- THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
- OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
- ROAD MAGNETS SHALL BE USED TO KEEP HAUL ROUTES FREE OF SCREWS, NAILS, AND OTHER CONSTRUCTION DEBRIS TO PREVENT TIRE DAMAGE.

TRAINING DOCUMENTATION SHALL BE UPLOADED AS PART OF THE ANNUAL REPORT SUBMITTED TO THE SWRCB AS REQUIRED BY THE SWPPP AND GSP.

EROSION CONTROL NOTES

- WM-1, MATERIAL DELIVERY AND STORAGE.
- WM-3, STOCKPILE MANAGEMENT, CONTRACTOR TO SET UP STOCKPILE AREA.
- WM-9, SANITARY AREA.
- WM-6, HAZARDOUS WASTE MANAGEMENT.
- WM-8, CONCRETE WASTE MANAGEMENT.
- PERIMETER CONSTRUCTION FENCE.
- SE-6, PERIMETER GRAVEL BAG BARRIER DOUBLE ROW, REFER TO DETAIL 5, PER SHEET C151.
- SE-7, STREET SWEEPING AND VACUUMING.
- SE-10, STORM DRAIN INLET PROTECTION; REFER TO DETAIL 1 AND 2, PER SHEET C151.
- TC-1, STABILIZED CONSTRUCTION ENTRANCE/EXIT; REFER TO DETAIL 3, PER SHEET C151.
- TC-3, ENTRANCE/OUTLET TIRE WASH; REFER TO DETAIL 4, PER SHEET C151.
- NS-10, VEHICLE AND EQUIPMENT MAINTENANCE.
- WM-5, SOLID WASTE AREA.

BMP NOTES

THE FOLLOWING BMPs AS OUTLINED IN, BUT NOT LIMITED TO, THE CALIFORNIA STORMWATER BMP HANDBOOK DATED NOVEMBER 2009, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED AS NEEDED:

- | | |
|---|--|
| SS-1, SCHEDULING | NS-13, CONCRETE FINISHING |
| SS-2, PRESERVATION OF EXISTING VEGETATION | WM-4, SPILL PREVENTION AND CONTROL |
| SS-3, HYDRAULIC MULCH | WM-5, SOLID WASTE MANAGEMENT |
| SS-4, HYDROSEED | WM-7, CONTAMINATED SOIL MANAGEMENT |
| WE-1, WIND EROSION CONTROL | WM-9, SANITARY/SEPTIC WASTE MANAGEMENT |
| NS-1, WATER CONSERVATION PRACTICES | WM-10, LIQUID WASTE MANAGEMENT |
| NS-3, PAVING AND GRINDING OPERATIONS | SC-7, STREET SWEEPING AND VACUUMING |
| NS-7, POTABLE WATER/IRRIGATION | |
| NS-8, VEHICLE AND EQUIPMENT CLEANING | |
| NS-12, CONCRETE CURING | |

SEQUENCE OF CONSTRUCTION

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING AND TRAINING WITH CONSULTANT, QSP AND ALL GROUND-DISTURBING CONTRACTORS PRIOR TO THE FOLLOWING PHASES. TRAINING SHALL BE PROVIDED BY THE QSP.

PHASE 1:

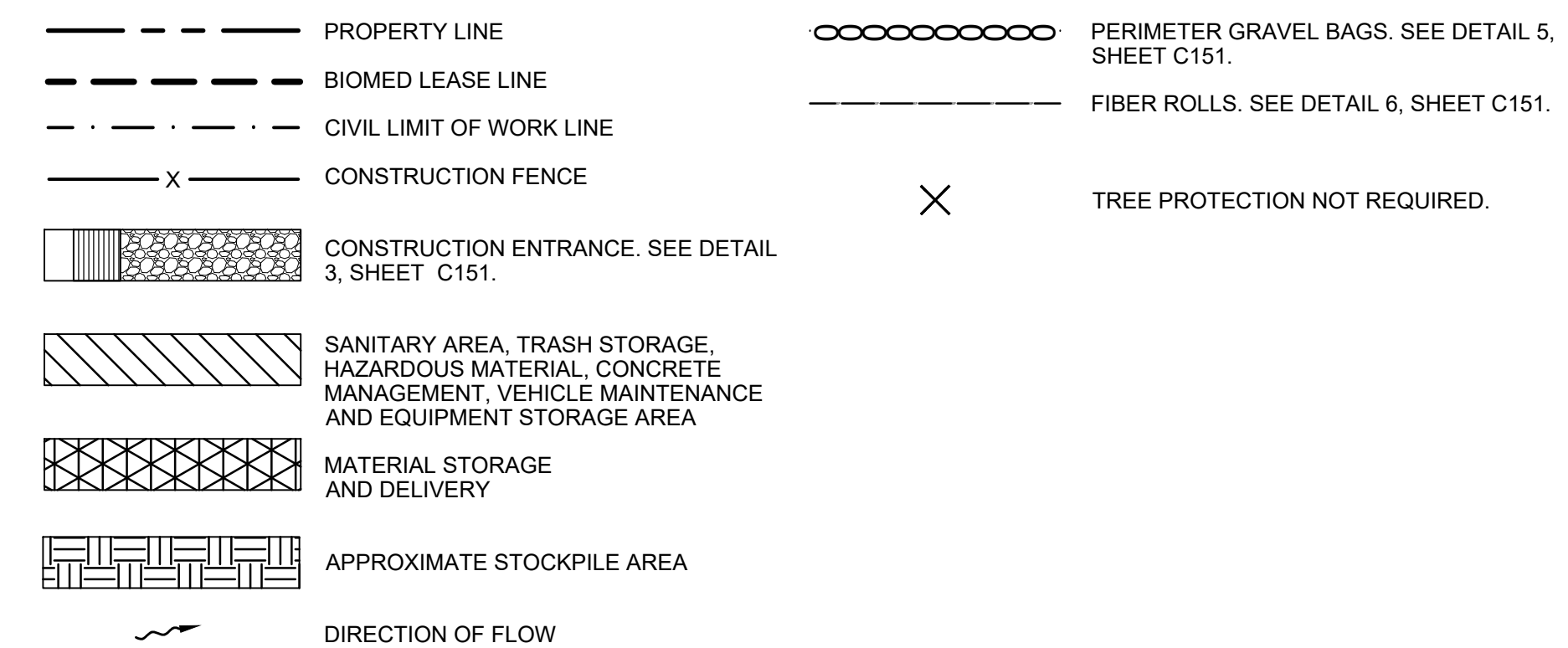
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE (1) AS SHOWN ON THE PLAN.
- CONSTRUCT PERIMETER CONTROLS (SILT FENCE, PERIMETER GRAVEL BAGS, FIBER ROLLS, ETC) WHERE SHOWN ON PLAN.
- INSTALL INLET PROTECTION AT EXISTING INLET(S) WHERE SHOWN ON PLAN.
- INSTALL AND STABILIZE ANY NECESSARY HYDRAULIC CONTROL STRUCTURES (DIKES, CHECK DAMS, OUTLET TRAPS, RISER PIPE DISCHARGE POINT, ETC.)
- PREPARE FOR SITE DEMOLITION, UTILITY REMOVAL AND CLEARING AND GRUBBING OF THE SITE, IF APPLICABLE.

HALT ALL ACTIVITIES AND CONTACT THE PROJECT QSP TO PERFORM INSPECTION AND CERTIFICATION OF BMPs BEFORE PROCEEDING WITH CONSTRUCTION.

PHASE 2:

- PERFORM SITE DEMOLITION AND UTILITY REMOVALS.
- PERFORM UTILITY INSTALLATIONS.
- PERFORM MASS GRADING, ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
- TEMPORARILY SEED WITH PURE LIVE SEED, THROUGHOUT CONSTRUCTION. DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE OR AS REQUIRED BY GENERAL PERMIT.
- CONTRACTOR TO STABILIZE SITE. UPON GO, CONTRACTOR SHALL REMOVE BMPs AS DIRECTED BY QSD.

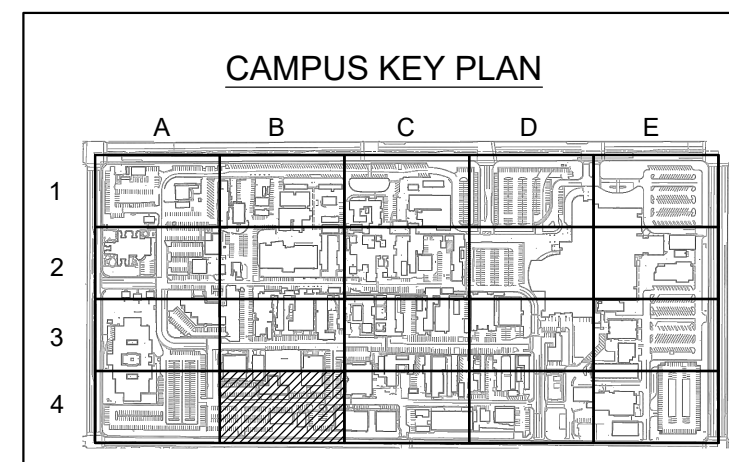
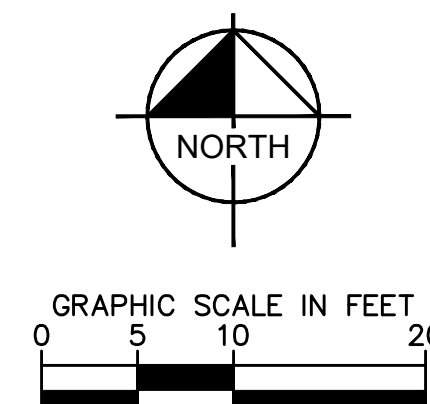
LEGEND



SITE PREPARATION SHOULD BE IN ACCORDANCE WITH GEOTECHNICAL INVESTIGATION.

CONTRACTOR TO USE BEST MANAGEMENT PRACTICES TO ENSURE COMPLIANCE WITH NPDES AND WATER MANAGEMENT DISTRICT REGULATIONS FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND DEWATERING OPERATIONS.

CONTRACTOR RESPONSIBLE FOR TRAFFIC CONTROL AND PEDESTRIAN CONTROL WHILE PERFORMING WORK IN THE PUBLIC RIGHT-OF-WAY.



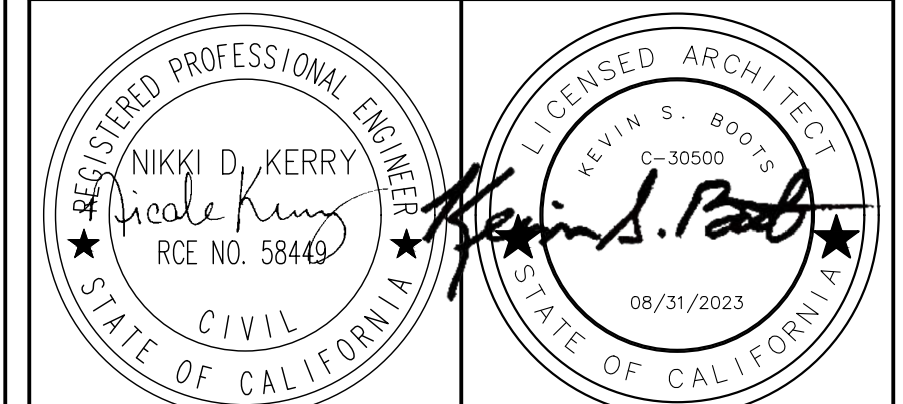


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AGENCY APPROVALS

HCAI #H220345-19-00

CONSULTANT

Kimley»Horn

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PHONE: 213-261-4640
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ISSUE RECORD

7/26/2022	AHJ SUBMITTAL
6/23/2022	HCAI SUBMITTAL BC1
5/23/2022	AHJ SUBMITTAL
3/4/2022	HCAI SUBMITTAL
DATE	DESCRIPTION

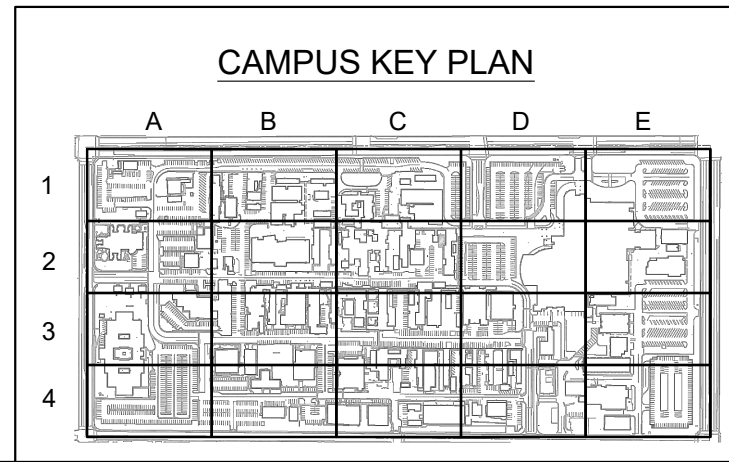
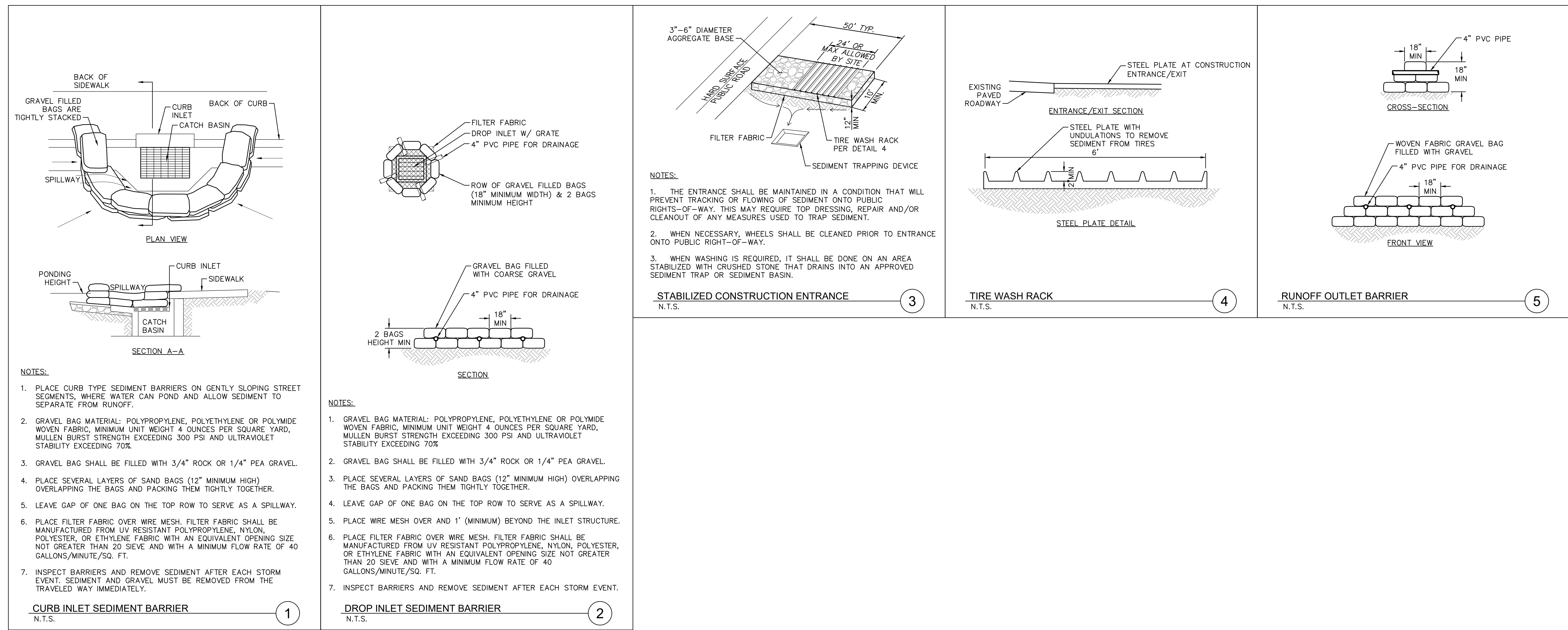
Harbor-UCLA MEDICAL CENTER
HARBOR-UCLA MEDICAL CENTER
PHASE 2F INC1 - INTERIM HELISTOP

1000 West Carson Street, Torrance, CA 90502

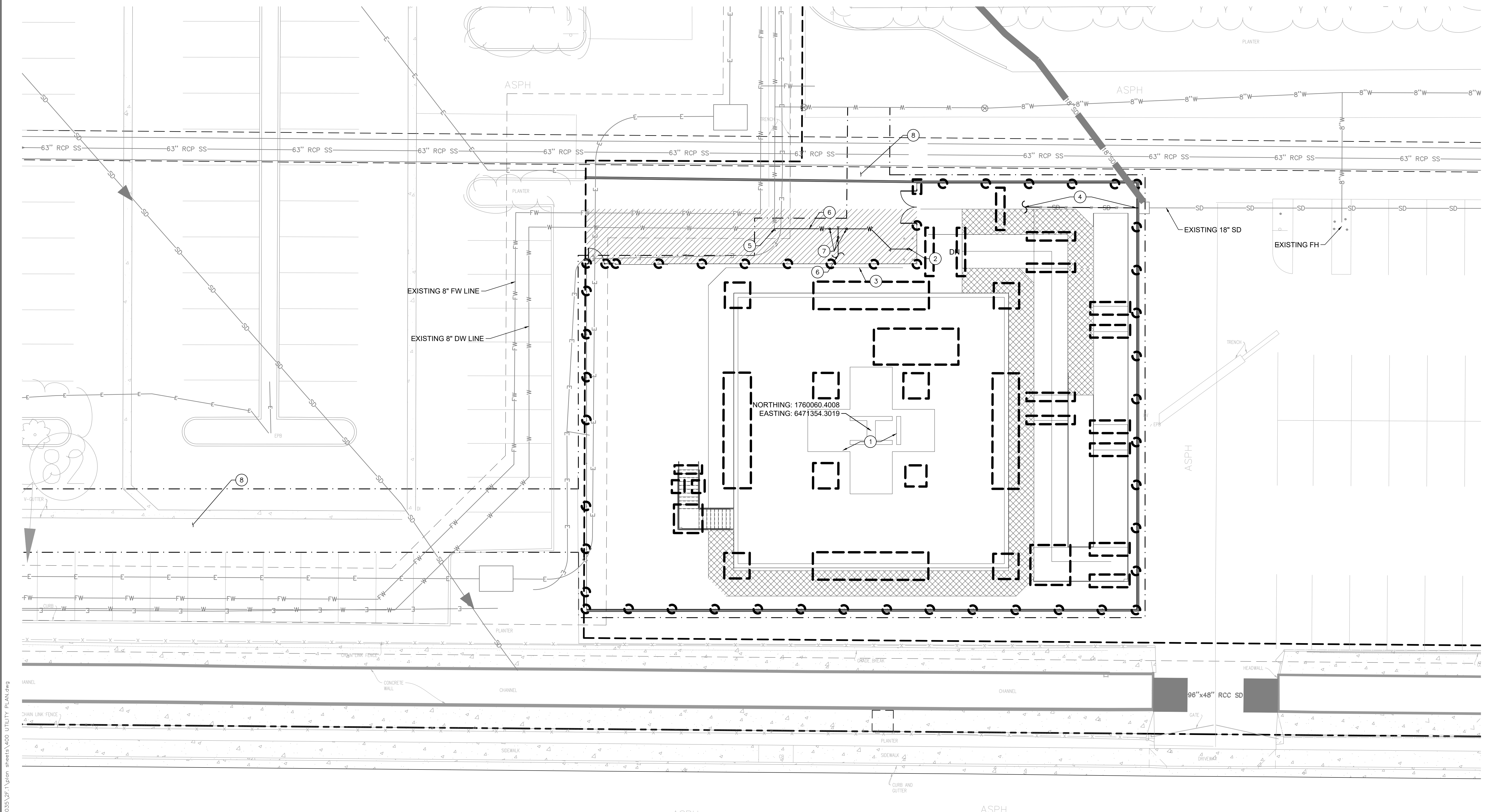
MILESTONE: HCAI SUBMITTAL
MILESTONE DATE: 07/26/2022
RBB PROJECT: 1712035 SCALE: As indicated

DESCRIPTION
EROSION CONTROL DETAILS

C151



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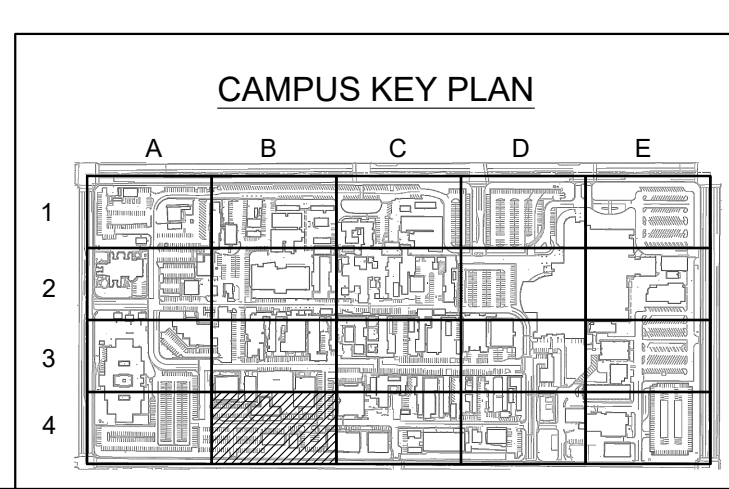
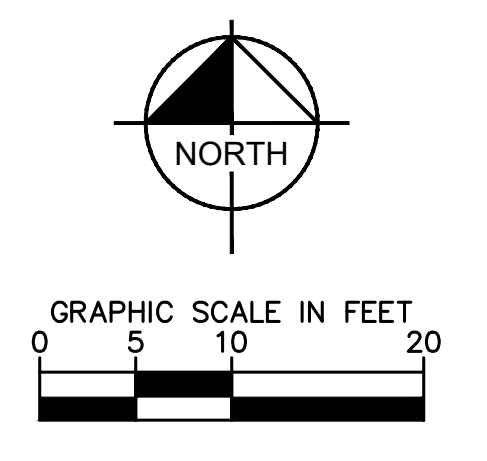


- UTILITY NOTES**
- INTERIM HELIPAD. REFER TO PLANS BY JAMA FOR STRUCTURAL INFORMATION. REFER TO PLANS BY TK1SC FOR MEP.
 - CONSTRUCT FLUSHOUT WITH ALL ASSOCIATED VALVES REFER TO SHEET C401 (TYP.), THRUST BLOCKS, & ASSOCIATED APPURTENANCES PER LACWD STD PLAN W-32. INSTALL (4) BOLLARDS PER LACWD STD PLAN W-14.
 - CONTRACTOR TO REFER TO PLANS BY TK1SC FOR ABOVE GRADE STORM DRAIN REMOVE EXISTING 18" STORM DRAIN LATERAL. CONTRACTOR SHALL OCTY TO CONFIRM LATERAL DOES NOT SERVE ANYTHING AS SHOWN ON SURVEY. NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - RECONNECT TO EXISTING 8" DOMESTIC WATER LINE WITH NEW 8" X 8" TEE W/ 8"x2" REDUCER AND THRUST BLOCK. THRUST BLOCK AT 45° AND 90° BENDS PER LACWD STD PLAN W-21. CONTRACTOR SHALL COORDINATE TAPPING OF LINE WITH LUNDQUIST INSTITUTE AND LA COUNTY DPW.
 - INSTALL 2" PVC C900 (DR14) PIPE, TRENCH PER DETAIL 1, SHEET C401. REFER TO PLANS BY TK1SC FOR CONTINUATION. PIPING INSTALLATION SHALL COMPLY WITH IAPMO IS-8-2006 OF THE CALIFORNIA PLUMBING CODE.
 - GATE VALVE PER DETAIL LACWD STD PLAN W-15.
 - REFER TO ELECTRICAL PLAN, SHEET E101 FOR ELECTRICAL TRENCH.

- EXISTING UTILITY NOTE**
- THE EXISTING UTILITIES SHOWN ON THE PLAN ARE BASED ON AVAILABLE RECORDS. THE CONTRACTOR MUST FIELD DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. REPORT DISCREPANCIES AND POTENTIAL CONFLICTS WITH PROPOSED UTILITIES TO ENGINEER PRIOR TO INSTALLATION OF ANY PIPING.
- LEGEND**
- PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - CENTER LINE
 - LUNDQUIST LEASE LINE
 - EASEMENT LINE
 - CIVIL LIMIT OF WORK LINE
 - DOMESTIC WATER LINE
 - DEMOLISH EXISTING UTILITY
 - THRUST BLOCK
 - GATE VALVE
 - FLUSHOUT

ADDITIONAL UTILITY NOTES

UTILITIES, SUCH AS WATER, ELECTRICAL, PLUMBING, MECHANICAL, AND SEWER SHOWN ON GRADING PLANS, MAY REQUIRE A SEPARATE PERMIT. ADD NOTE ON GRADING PLANS/UTILITY PLANS WHICH LABELS THE UTILITIES ARE PROVIDED FOR REFERENCE ONLY AND SEPARATE PERMITS MAY BE REQUIRED.

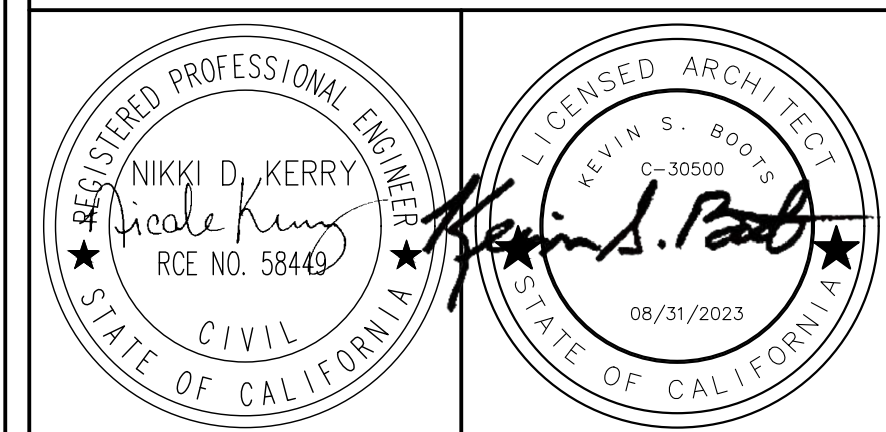


RBB ARCHITECTS INC

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Sylvia Botero, AIA
Kevin S. Boots, AIA

10980 Wilshire Boulevard
Los Angeles, California
90024-3905

Telephone 310 473 3555
Facsimile 310 473 3555
www.rbbinc.com



AGENCY APPROVALS

HCAI #H220345-19-00

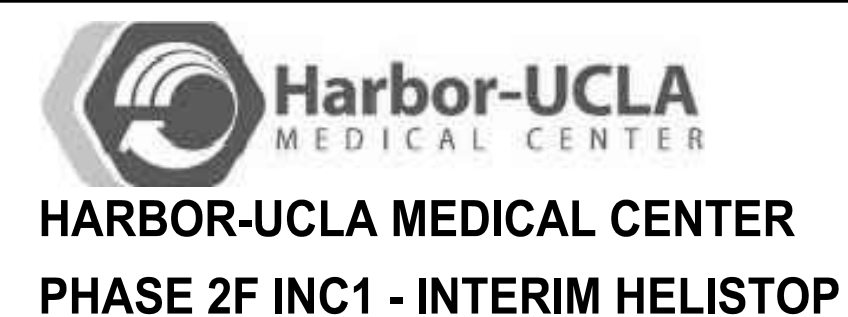
CONSULTANT

Kimley»Horn

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
660 S. FIGUEROA STREET, SUITE 2050
LOS ANGELES, CA 90007
PHONE: 213-261-4040
WWW.KIMLEY-HORN.COM

ISSUE RECORD

DATE	DESCRIPTION
7/26/2022	AHJ SUBMITTAL
6/23/2022	HCAI SUBMITTAL BCI
5/23/2022	AHJ SUBMITTAL
3/4/2022	HCAI SUBMITTAL



HARBOR-UCLA MEDICAL CENTER
PHASE 2F INC1 - INTERIM HELISTOP

1000 West Carson Street, Torrance, CA 90502

MILESTONE: HCAI SUBMITTAL

MILESTONE DATE: 07/26/2022

RBB PROJECT: 1712035 SCALE: As indicated

DESCRIPTION

UTILITY PLAN

C201

Plotted By: Libo, Michael Sheet: 2F INC 1 Layout: UTILITY July 26, 2022 04:02:40pm K:\D1\UCL\098959000 - hucia\CAD\035\2F\plan sheets\400 UTILITY PLAN.dwg

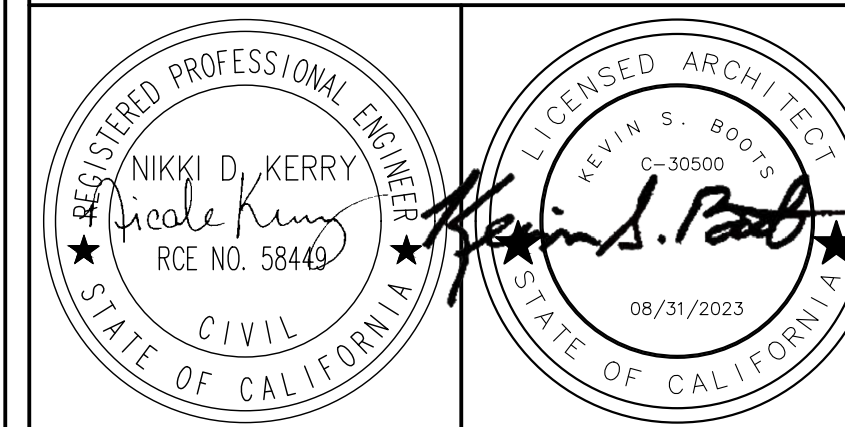


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AGENCY APPROVALS

HCAI #H220345-19-00
CONSULTANT

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ISSUE RECORD

DATE	DESCRIPTION
7/26/2022	AHJ SUBMITTAL
6/23/2022	BC1 HCAI SUBMITTAL BC1
5/23/2022	AHJ SUBMITTAL
3/4/2022	HCAI SUBMITTAL
	DESCRIPTION



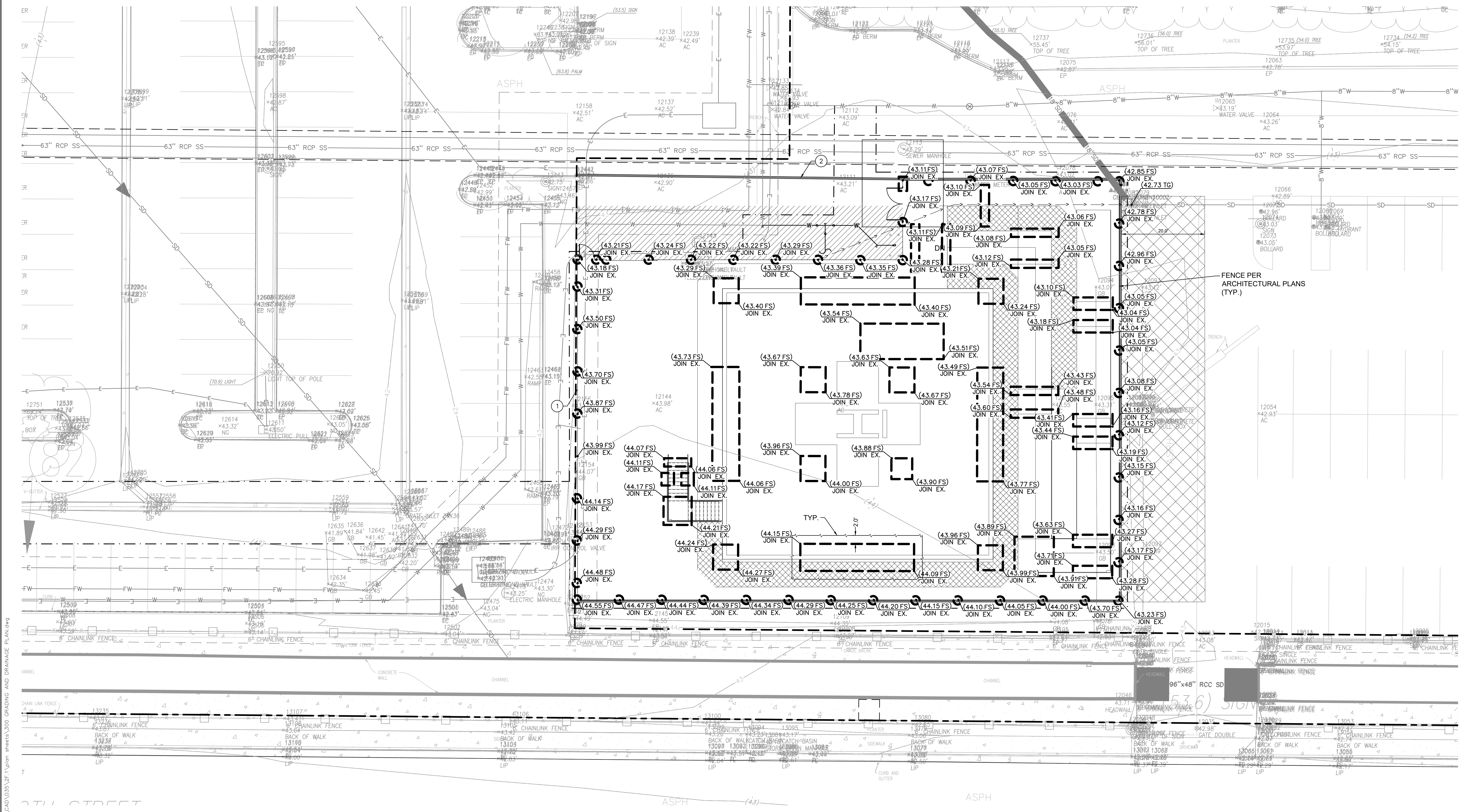
HARBOR-UCLA MEDICAL CENTER
PHASE 2F INC1 - INTERIM HELISTOP

1000 West Carson Street, Torrance, CA 90502

MILESTONE: HCAI SUBMITTAL
MILESTONE DATE: 07/26/2022
RBB PROJECT: 1712035 SCALE: As indicated

DESCRIPTION
GRADING AND DRAINAGE PLAN

C301



RE-ESTABLISHMENT OF EXISTING GRADE

CONTRACTOR SHALL RESTORE PAVEMENT BACK TO EXISTING GRADE FOLLOWING CONSTRUCTION OF HELIPAD FOUNDATIONS. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN KIND. NOTIFY ENGINEER OF ANY DISCREPANCIES FOUND IN-FIELD.

EXISTING UTILITY NOTE

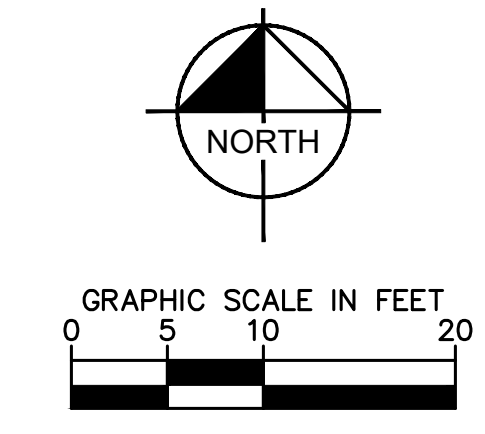
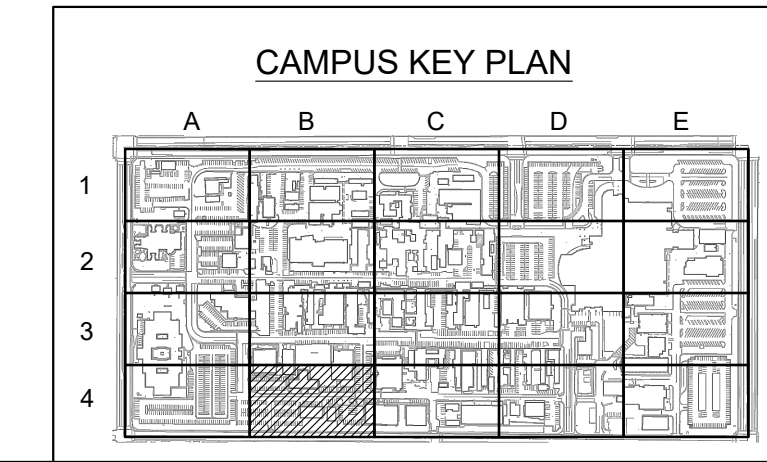
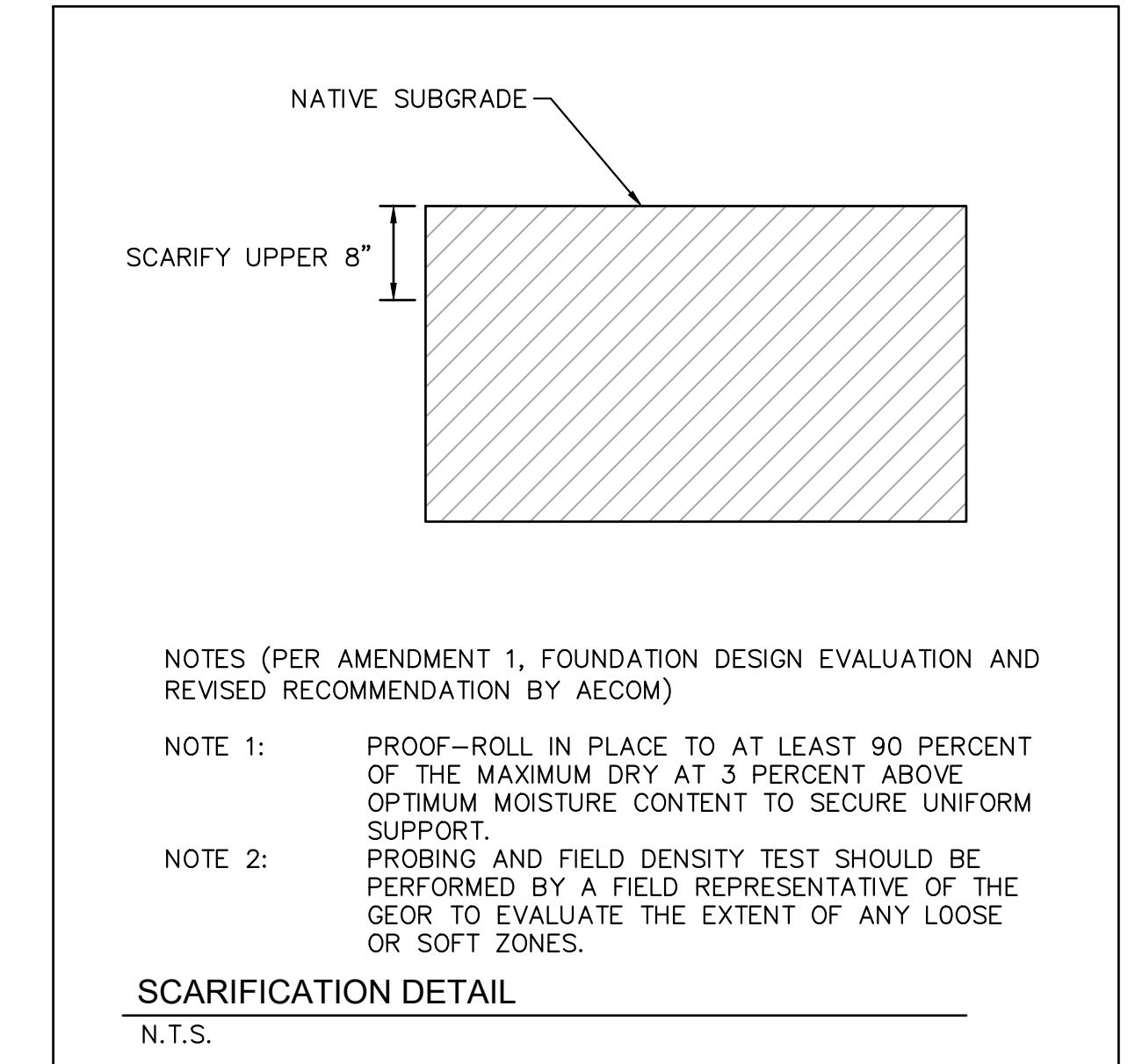
THE EXISTING UTILITIES SHOWN ON THE PLAN ARE BASED ON AVAILABLE RECORDS. THE CONTRACTOR MUST FIELD DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. REPORT DISCREPANCIES AND POTENTIAL CONFLICTS WITH PROPOSED UTILITIES TO ENGINEER PRIOR TO INSTALLATION OF ANY PIPING.

GRADING AND DRAINAGE PLAN NOTES

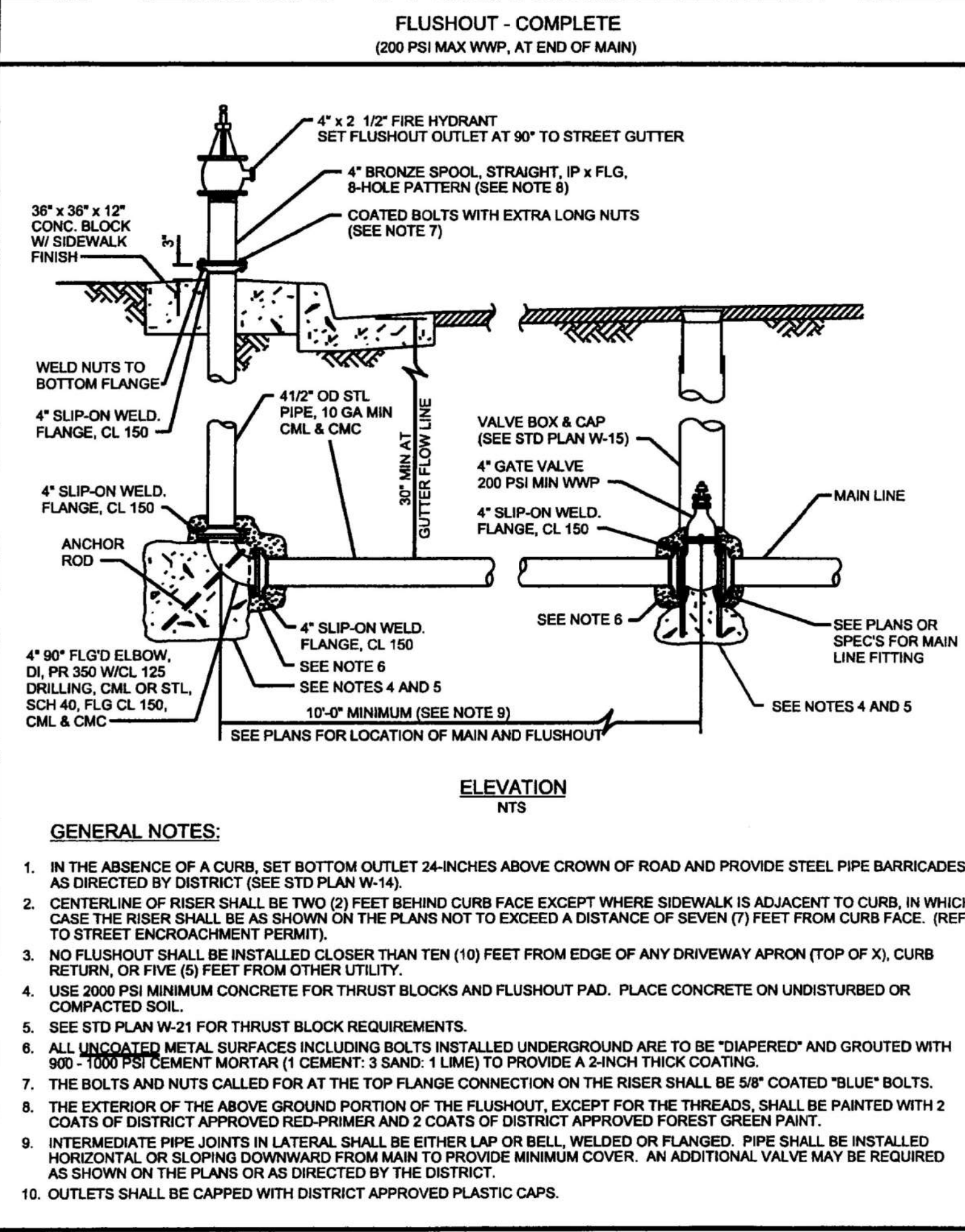
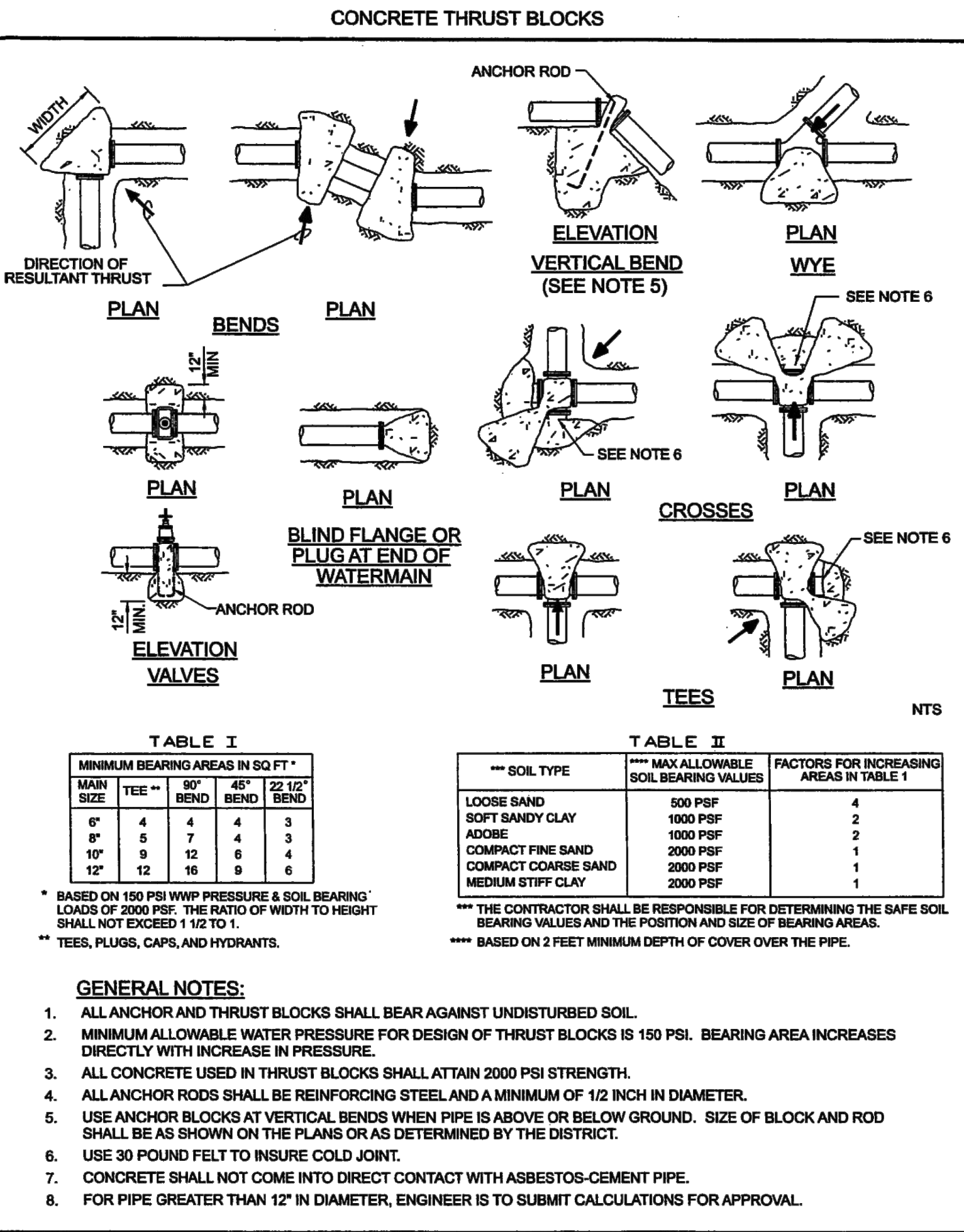
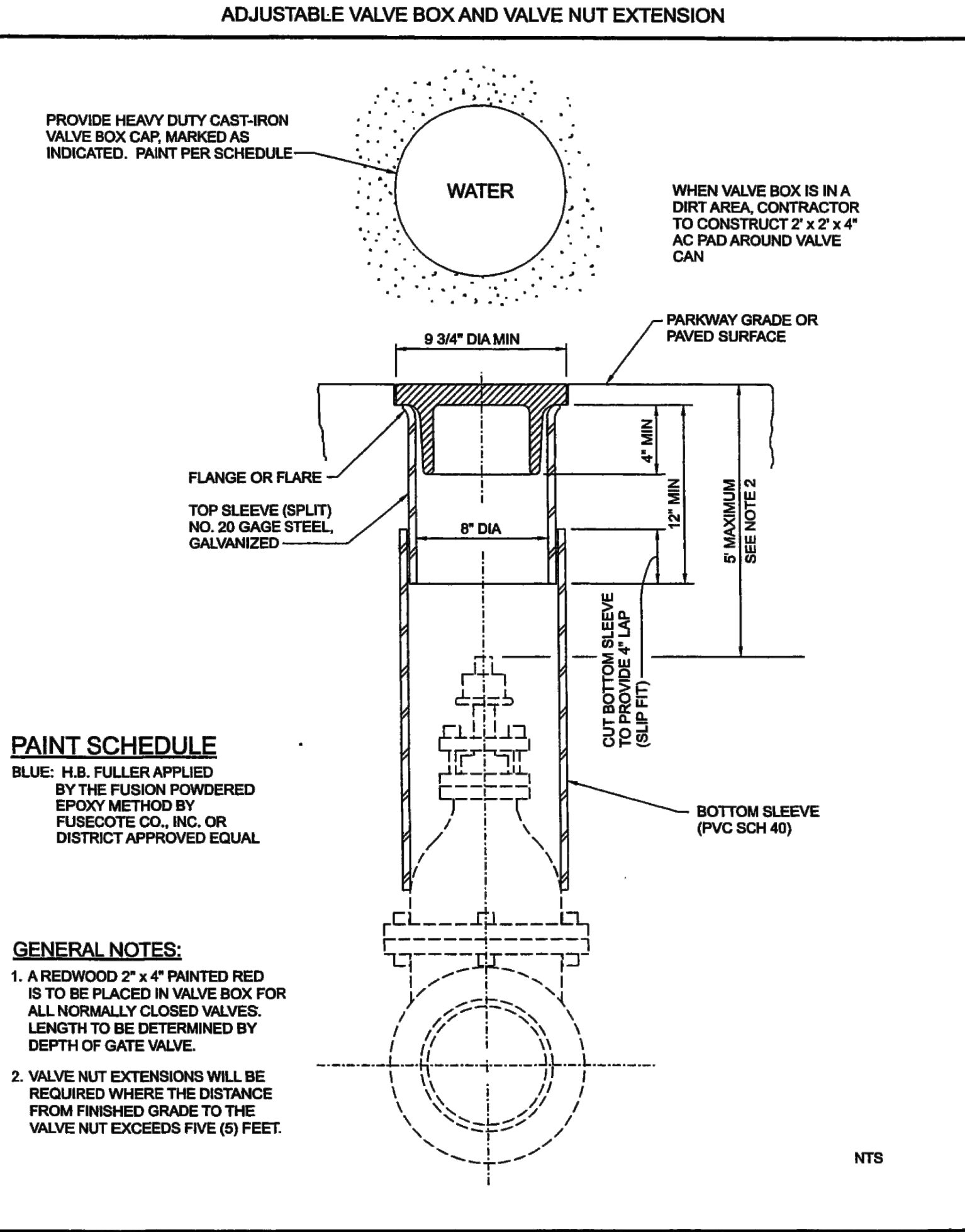
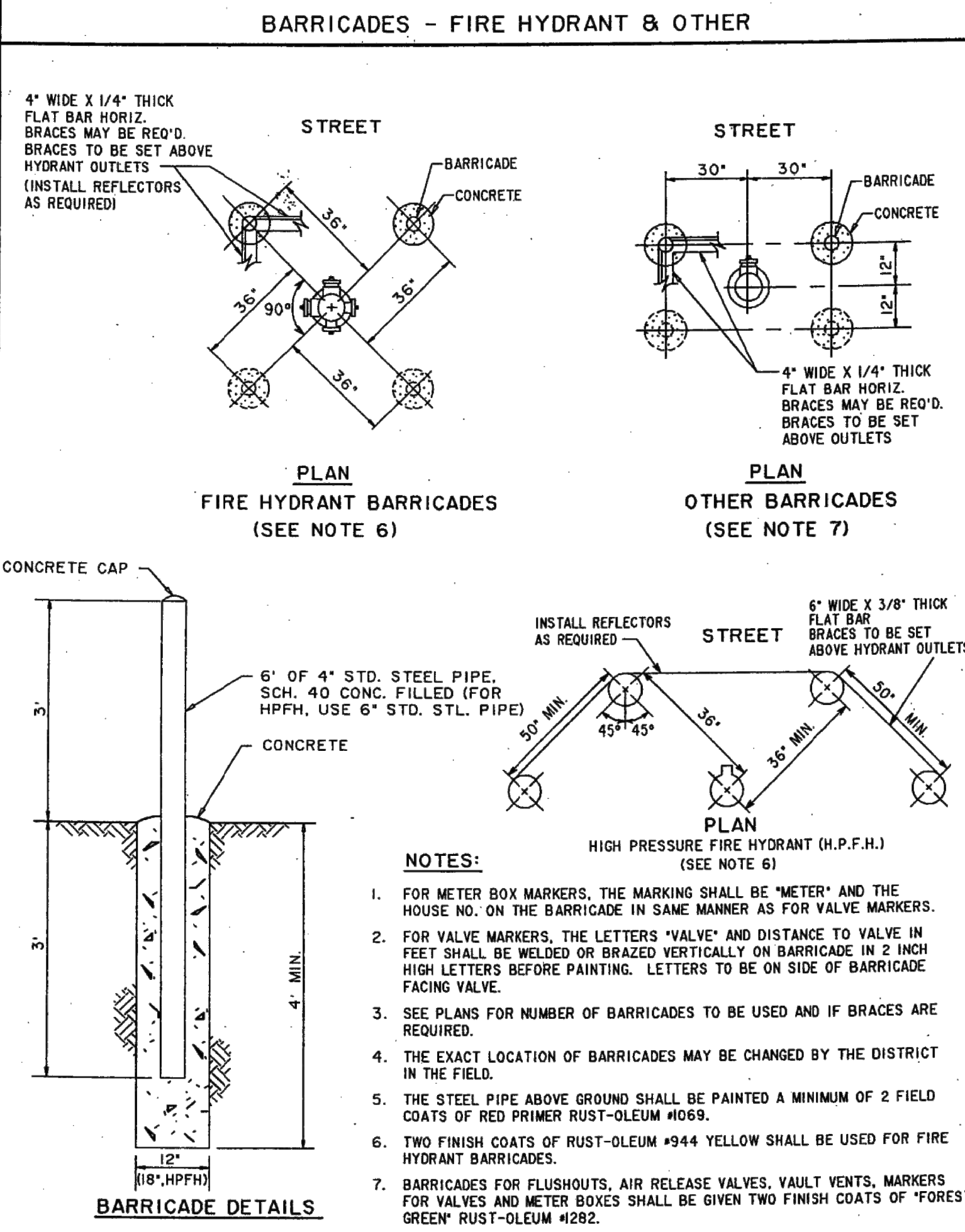
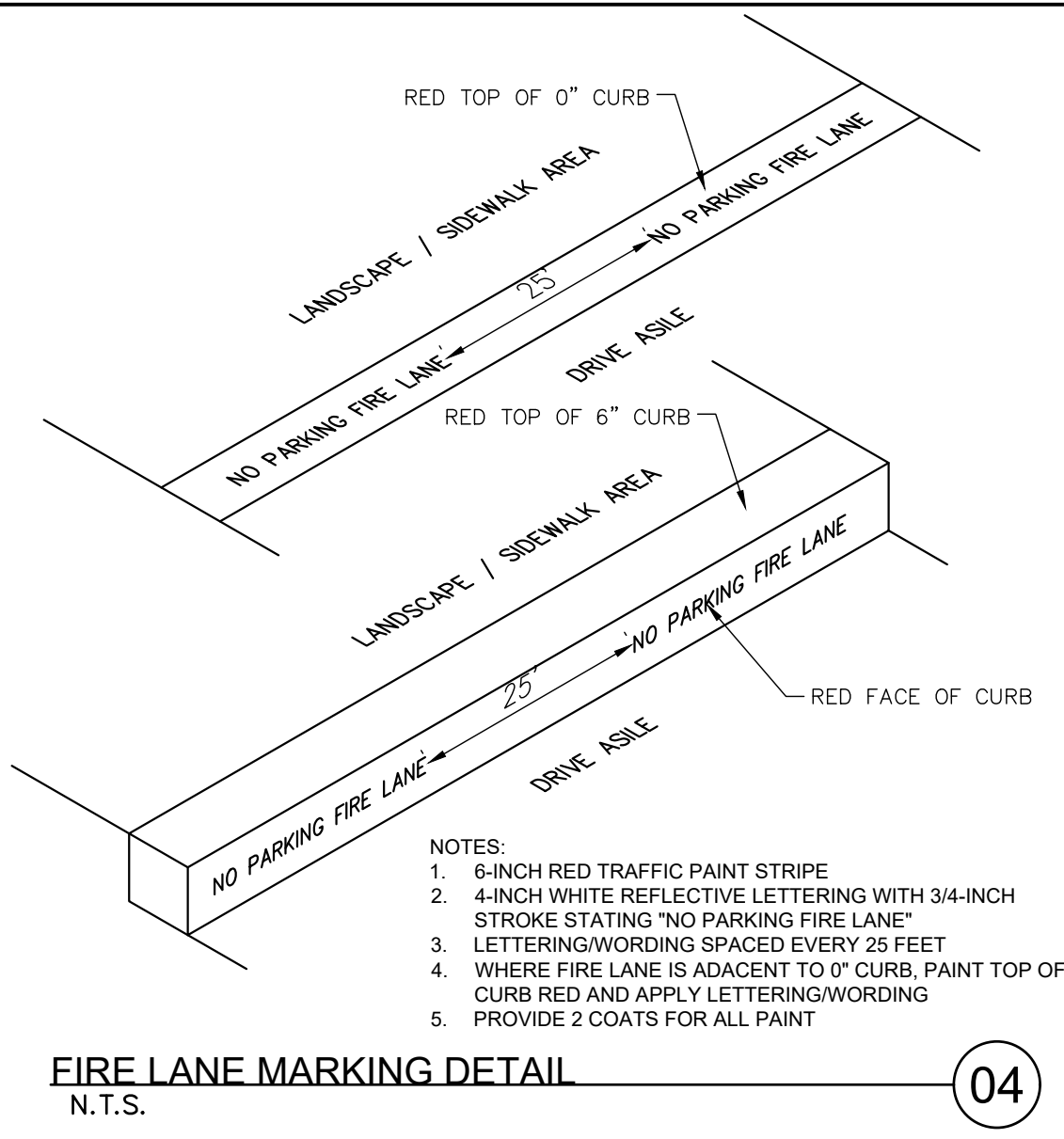
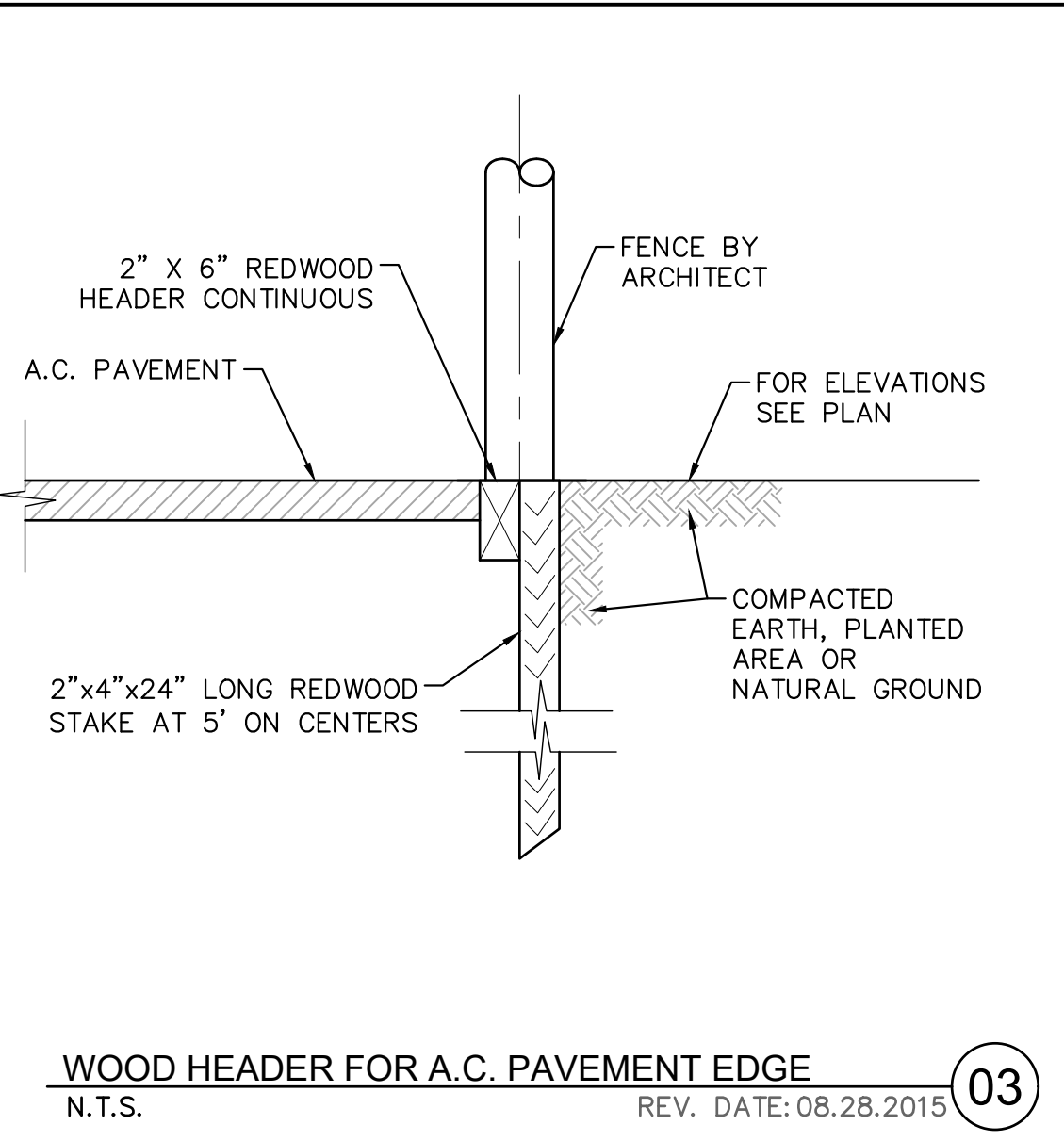
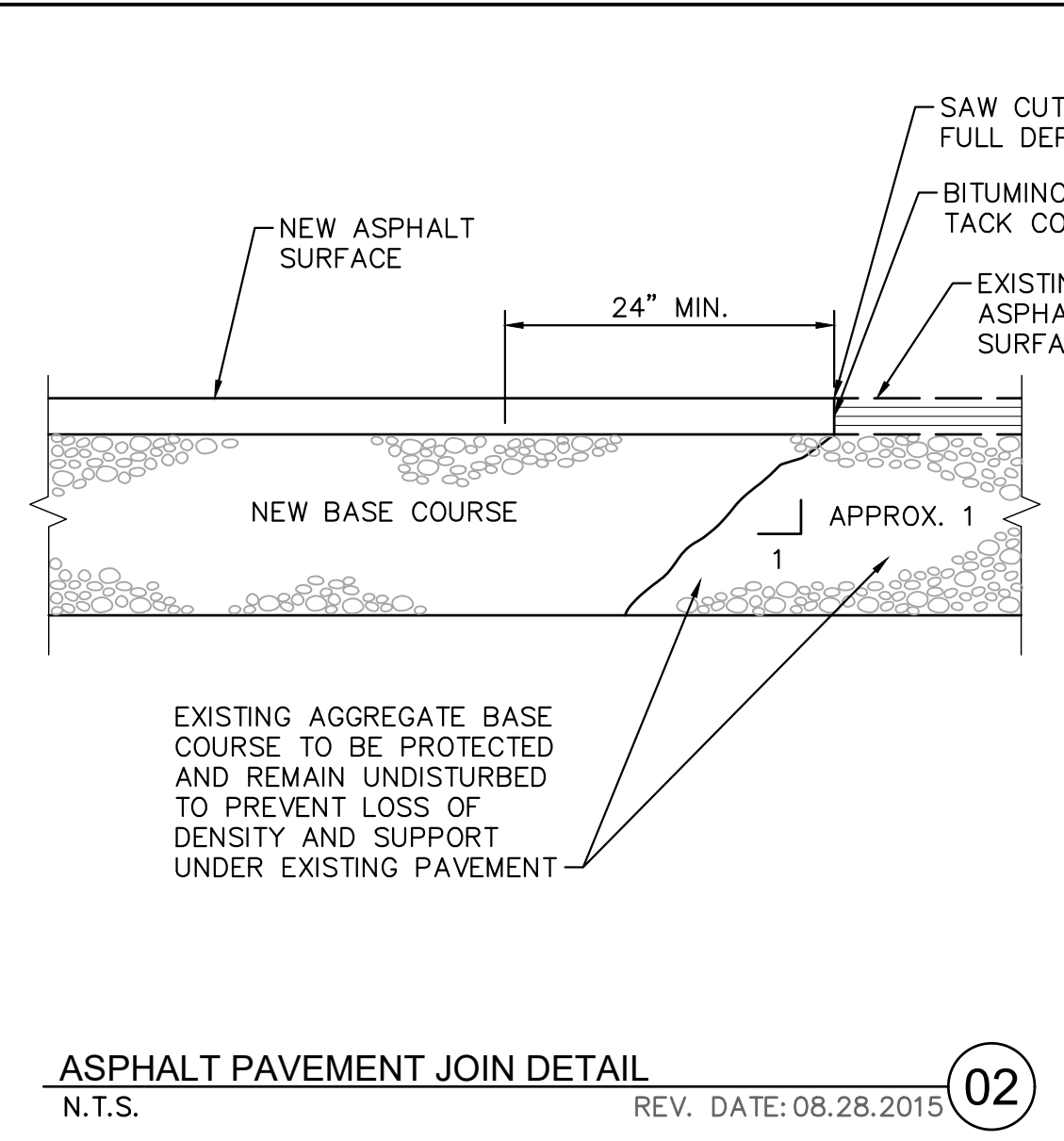
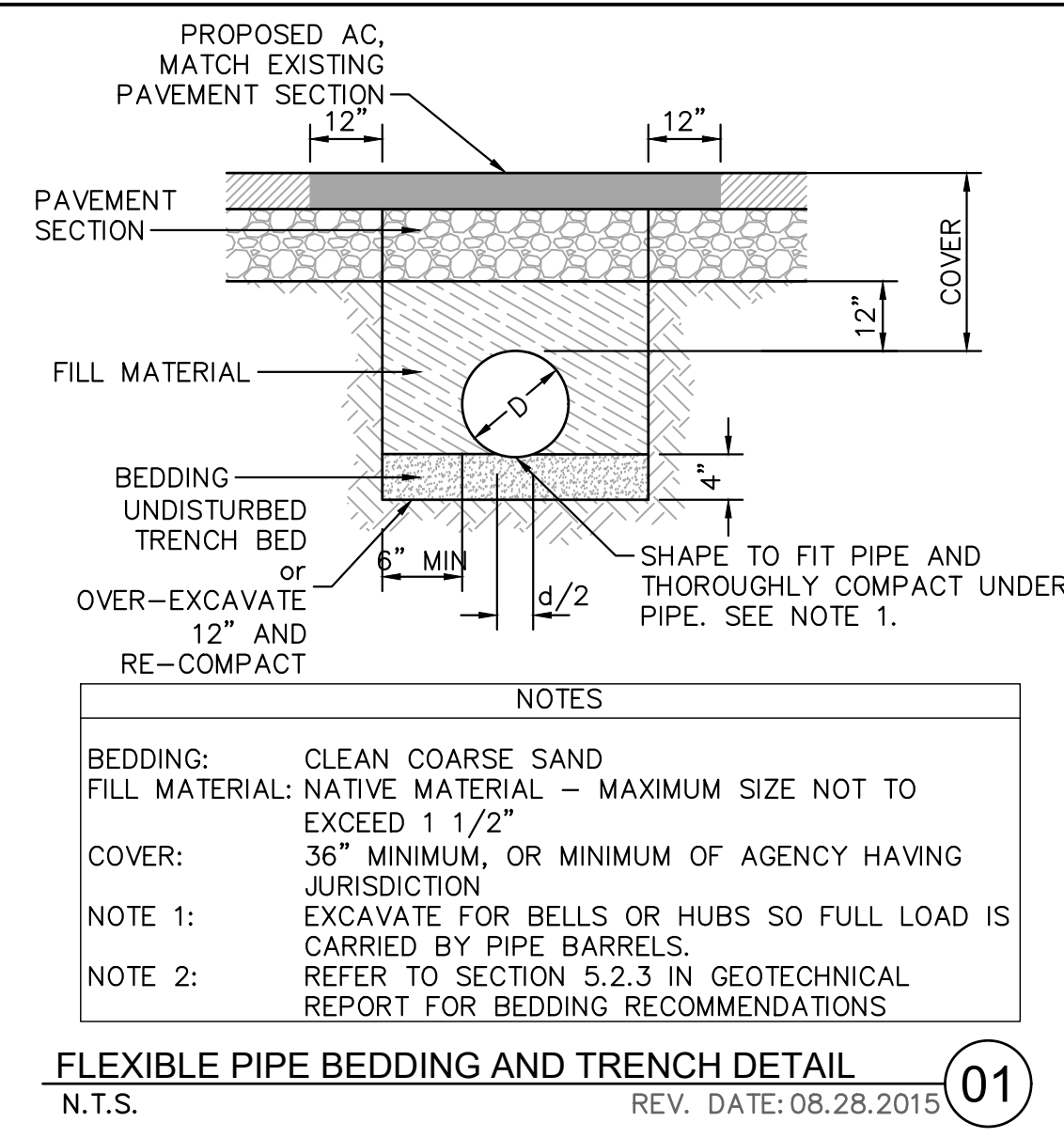
- AFTER INSTALLATION OF FENCE PER ARCHITECTURAL PLANS, CONTRACTOR TO INSTALL WOOD HEADER PER DETAIL 13, SHEET C401
- CONTRACTOR TO PAINT NEW RED STD. STRIPE PER DETAIL 4, SHEET C401

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- EASEMENT LINE
- CIVIL LIMIT OF WORK LINE
- LUNDQUIST LEASE LINE
- SAWOUT PER DETAIL 2, SHEET C401.
- STRUCTURAL FOUNDATIONS. REFER TO PLANS BY JAMA. FOR SCARIFY & RECOMPACTION REQUIREMENTS, REFER TO APPROVED GEOTECHNICAL REPORT DATED JANUARY 20, 2022 AND ALL ASSOCIATED ADDENDA INCLUDING MAY 17, 2022 AS SHOWN ON SHEET C401.
- MATCH EXISTING GRADE (XX.XX FS) JOIN EX.
- AMBULANCE PARKING ONLY STRIPING. REFER TO PLANS BY RBB.
- RED STRIPE. SEE CONSTRUCTION NOTE 2.
- DIRECTION OF FLOW
- FIRE SITE ACCESS



Plotted By: Libo, Michael Sheet: Set: 2F INC 1 Layout: GRADING July 26, 2022 04:04:13pm K:\LOT_LDEV\09855000 - hcaicad\035\3P-T\plan sheets\030 GRADING AND DRAINAGE PLAN.dwg



LOS ANGELES COUNTY WATERWORKS DISTRICTS
DEPARTMENT OF PUBLIC WORKS
STANDARD PLAN
W-14
APPROVED: *Debra E. Johnson* ASSISTANT DEPUTY DIRECTOR
OCTOBER 1998
SHEET 1 OF 1

LOS ANGELES COUNTY WATERWORKS DISTRICTS
DEPARTMENT OF PUBLIC WORKS
STANDARD PLAN
W-15
APPROVED: *Michael J. ...* ASSISTANT DEPUTY DIRECTOR
APRIL 2004
SHEET 1 OF 2

LOS ANGELES COUNTY WATERWORKS DISTRICTS
DEPARTMENT OF PUBLIC WORKS
STANDARD PLAN
W-21
APPROVED: *Michael J. ...* ASSISTANT DEPUTY DIRECTOR
APRIL 2004
SHEET 1 OF 1

LOS ANGELES COUNTY WATERWORKS DISTRICTS
DEPARTMENT OF PUBLIC WORKS
STANDARD PLAN
W-32
APPROVED: *Michael J. ...* ASSISTANT DEPUTY DIRECTOR
JULY 2009
SHEET 1 OF 1

AECOM
213 993 8100
200 S. Grand Avenue
Los Angeles, CA 90071
www.aecom.com

May 17, 2022

County of Los Angeles
Department of Public Works
Project Management Division I
900 South Fremont Avenue, 5th Floor
Alhambra, CA 91803

Attention: Slavko Vukic
Project Manager

Subject: Amendment No. 1
Foundation Design Evaluation and Revised Recommendation
Phase 2F - Increment 1 - Interim Helistop
HCAI Submittal No. G220398-19-00
LAC-Harbor-UCLA Medical Center - 11809
1000 W. Carson Street, Torrance

Dear Mr. Vukic:

The subject amendment provides the results and revised recommendations of additional engineering evaluations conducted by AECOM Technical Services, Inc. (AECOM). The engineering evaluations were conducted based on the current foundation plan, the constraints expressed by the project team on performing the over-excavation requirement as recommended in Section 5.2.2 of the report dated January 20, 2022 (i.e., AECOM Report, 2022), and the existing subsurface conditions for the proposed Interim Helistop in Harbor UCLA Medical Center in Torrance, California, California Department of Health Care Access and Information (HCAI) assigned a submittal number, G220398-19-00, for the aforementioned study and issued an approval letter dated April 4, 2022 for the proposed Interim Helistop - BLD# 06876.

Our current geotechnical engineering services were performed for the Project Management Division I (PMD I) of Los Angeles County Public Works (LACDPW) in accordance with our proposal dated November 3, 2021 (Revised November 29, 2021) under the On-call Geotechnical and Geohazard Services for Various County Healthcare Projects, Consultant Services Agreement, PW15484 between LACDPW and AECOM.

Consideration of Native Subgrade
Due to the concerns and limitations expressed by the project team on the recommended 5-foot of over-excavation and replacement with compacted sandy soil for foundation/lab-on-grade as presented in Section 5.2.2 of the report dated January 20, 2022 (i.e., AECOM Report, 2022), the proposed foundations were re-evaluated based on the native clayey soil with a total unit weight of 120 pounds per cubic foot (pcf) and an undrained shear strength of 2,000 pounds per square foot (psf) considered as foundation subgrade material and the current foundation plan provided in Attachment 1. The revised recommendations are discussed and summarized in the subsequent sections.

AECOM
Amendment No. 1
Foundation Design Evaluation and Revised Recommendation
Phase 2F - Increment 1 - Interim Helistop
HCAI No. G220398-19-00
LAC-Harbor-UCLA Medical Center - 11809
May 17, 2022, Page 2

Scarification of upper 8 inches of the exposed native subgrade should be performed with proof-rolled in-place to at least 90 percent of the maximum dry density at 3 percent above optimum moisture content to secure uniform support. Probing and field density test should be performed by a field representative of the GEOR to evaluate the extent of any loose or soft zones.

Bearing Capacity against Shear Failure for Shallow Foundations
The allowable bearing capacity of 2,000 psf against shear failure under static loading condition based on the current foundation plan as provided in Attachment 1 can be considered while the ultimate value is 10,000 psf, where the factor of safety is well above 3. The allowable bearing capacity may be increased by one-third under transient loading conditions, provided that the resultant factor of safety is equal or greater than the overstrength factor.

Lateral Resistance for Shallow Foundations
Resistance to lateral loads may be provided by either adhesion between the bottom of concrete footings and the underlying soils or by passive soil pressure against the sides of the footings. The adhesion between poured-in-place concrete footings and the underlying native clayey soil may be taken as 950 psf. But per CBC, this should not be greater than 50 percent of the dead load on the footing. Passive pressure available in native soil may be taken using equivalent unit weight of 250 pcf. As indicated earlier, the base shear and the passive should not be combined; it should be noted the aforementioned recommendations are ultimate values. A factor of safety of at least 1.5 should be considered for allowable stress design (ASD).

Shallow Foundation for Fence and Gate Posts
As confirmed by the project team and indicated in the foundation plan provided in Attachment 1, the fence will be chain-linked type such that the lateral loads to be resisted by the foundation are minimal, and the 2-foot diameter circular shallow foundations are proposed to support 2.5 kips of axial load demand.

Embedded Post Foundation for Other Areas
For the embedded posts that was designed to resist lateral loads with minimum axial load, CBC 2019 Section 1807.3 may be considered for the design of post foundation following the equation and presumptive values provided in the section. Due to the construction consideration as well as revised load, recommendations of this section overwrite the Section 5.5 of the report dated January 20, 2022 (i.e., AECOM Report, 2022).

Net Stress Imposed in Sewer Line
For the proposed shallow foundations for the ramp and fence adjacent to the existing sewer line as indicated in Attachment 1, the amount of additional stress imposed in the sewer line due to the applied bearing is approximately 2.5 percent of the current overburden it is experiencing, and the detailed calculation is provided in Attachment 2.

AECOM
Amendment No. 1
Foundation Design Evaluation and Revised Recommendation
Phase 2F - Increment 1 - Interim Helistop
HCAI No. G220398-19-00
LAC-Harbor-UCLA Medical Center - 11809
May 17, 2022, Page 3

In addition to the recommendations provided above, all other recommendations presented in the report dated January 20, 2022 remains applicable to the report.

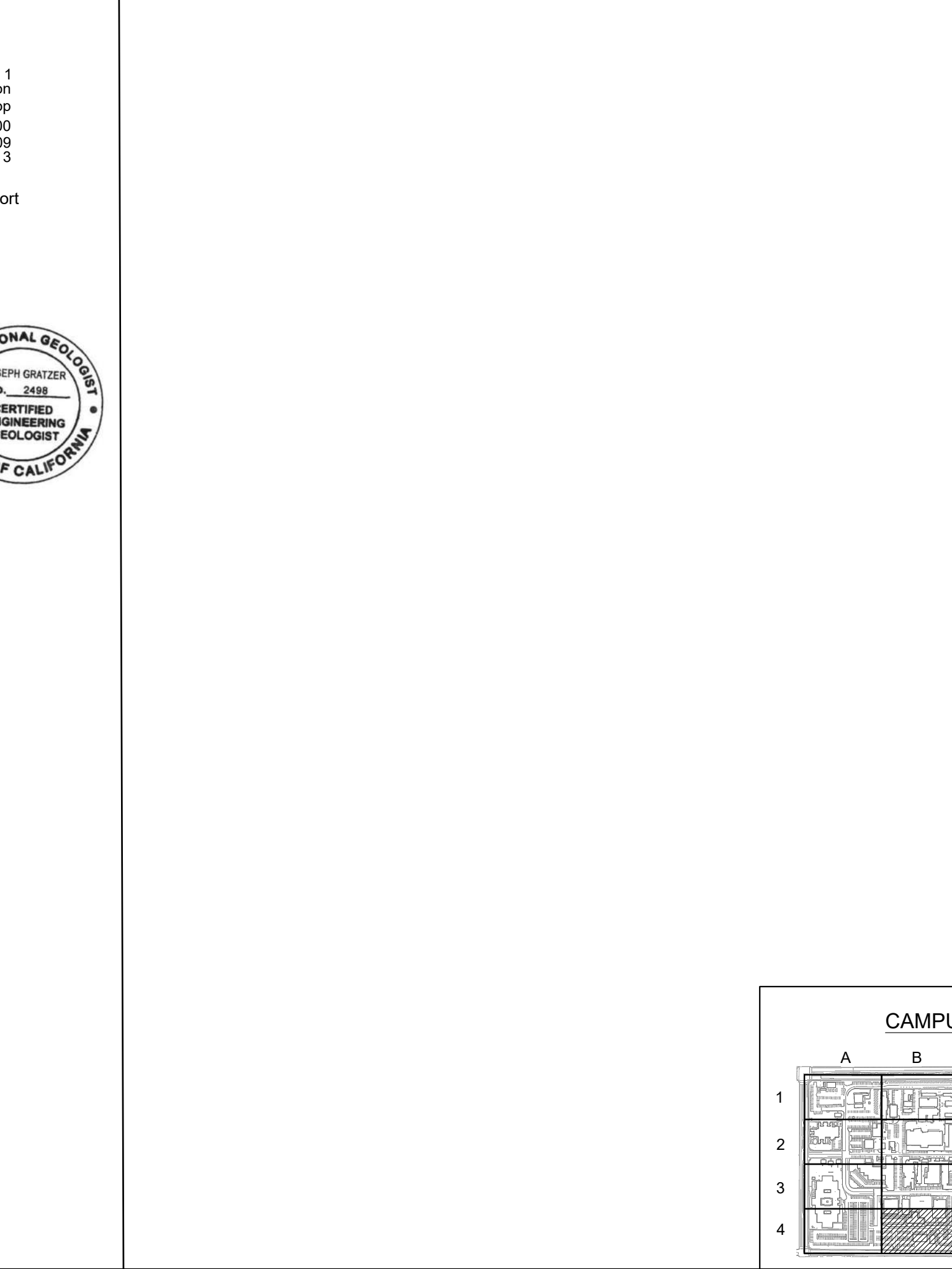
We appreciate the opportunity to be of continued service to you on this project. If you have any questions, or if we can be of further assistance, please do not hesitate to contact the undersigned.

Respectfully submitted,

Joseph P. Gratzler
Joseph P. Gratzler, P.G., C.E.G.
Senior Geologist

Reviewed by:
C. Garry Lay
C. Garry Lay, P.E., G.E.
Principal Engineer

Attachments:
1. Attachment 1 - Current Foundation Plan for HUCLA - Helistop
2. Attachment 2 - Calculation for Imposed Stress on Sewer Line



RBB ARCHITECTS INC

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Sylvia Botero, AIA
Kevin S. Boots, AIA

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REGISTERED PROFESSIONAL ENGINEER
NICKI D. KERRY
CIVIL
STATE OF CALIFORNIA
RCE NO. 5846

LICENSED ARCHITECT
KEVIN S. BOOTS
C-30500
08/03/2023
STATE OF CALIFORNIA

AGENCY APPROVALS

HCAI #H220345-19-00
CONSULTANT

Kimley-Horn
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LOS ANGELES, CA 90071
PHONE: 213-261-4040
WWW.KIMLEY-HORN.COM

ISSUE RECORD

7/26/2022 AHJ SUBMITTAL
6/23/2022 BC1 HCAI SUBMITTAL BC1
5/23/2022 AHJ SUBMITTAL
3/4/2022 HCAI SUBMITTAL
DATE DESCRIPTION

Harbor-UCLA MEDICAL CENTER
HARBOR-UCLA MEDICAL CENTER
PHASE 2F INC1 - INTERIM HELISTOP

1000 West Carson Street, Torrance, CA 90502

MILESTONE: HCAI SUBMITTAL
MILESTONE DATE: 07/26/2022
RBB PROJECT: 1712035 SCALE: As indicated

DESCRIPTION
DETAILS

C401

LOS ANGELES COUNTY AIRPORT LAND USE COMMISSION

YOLANDA DUARTE-WHITE
Chair

MICHAEL R. HASTINGS
Vice Chair

DAVID W. LOUIE
Commissioner

PAM O'CONNOR
Commissioner

ELVIN W. MOON
Commissioner

July 28, 2022

Heliplanners, Inc.
41689 Enterprise Circle N., Suite 212
Temecula, CA 92590
Attention: Kathryn Wright

**SUBJECT: ALUC REFERRAL CASE RPPL2022006261
PROPOSED HELIPORT AT HARBOR UCLA MEDICAL CENTER
1000 W. CARSON STREET, TORRANCE**

Dear Applicant:

Pursuant to section 21661.5 of the Public Utilities Code, the Los Angeles County Airport Land Use Commission's (ALUC) staff has reviewed your application for the above referenced project and has determined that the project is **consistent** with the policies contained in the Airport Land Use Plan and ALUC Review Procedures adopted for Los Angeles County's public use airports. The project site is not located within the planning boundaries established by Los Angeles County's Airport Land Use Plan (ALUP). The nearest airport, Torrance Zamperini Field Airport, is 2.6 miles to the southwest, and the proposed heliport is not within the flightpath of that Airport. Furthermore, ALUC staff has found that the proposed facility will not have a significant effect on any public use airport located in Los Angeles County. The project must still comply with all applicable zoning requirements.

Thank you for the opportunity to comment on this project. If you have any questions regarding this matter, please contact Alyson Stewart at astewart@planning.lacounty.gov or Bruce Durbin at (213) 974-6432, between 7:30 am and 5:30 PM, Monday through Thursday. Our office is closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Amy J. Bodek, AICP



Bruce Durbin, Supervising Regional Planner
Ordinance Studies Section/ALUC Staff

c: Los Angeles Department of Health Services - HUCLA
CalTrans Aeronautics Division Chief

BD:as

FACTUAL DATA REPORT
MINOR AVIATION CASE NO. RPPL2022006261
APPLICANT: RBB ARCHITECTS FOR LOS ANGELES COUNTY

DESCRIPTION AND PURPOSE

The applicant, RBB Architects, on behalf Los Angeles County Department of Public Works and Department of Health Services (HUCLA), proposes to temporarily relocate an emergency use heliport facility on the Harbor UCLA Medical Center campus. The location of its existing heliport on the same property will be decommissioned during construction of a replacement bed tower. The temporary heliport facility will be located 0.25 miles west of the existing permanent facility. The use of this temporary facility is the same as for its permanent heliport – for emergency transport of patients. This site has been previously used as a temporary heliport facility from 2006-2013.

LOCATION AND DESCRIPTION OF THE SUBJECT PROPERTY

The proposed heliport site is on a 71.46-acre property, known as Harbor-UCLA Medical Center, which is owned and managed by the Los Angeles County Health Services. The subject property is located at 1000 W. Carson Street in the unincorporated community of West Carson. The subject property is zoned SP (Specific Plan) and is currently developed as a hospital and medical center campus with multiple facilities. The area where the proposed temporary heliport facility will be located is developed as a surface parking lot, located about 0.25 miles west of the hospital facility on the property, and on W. 220th Street near the intersection with S. Normandie Avenue.

STATUTORY REQUIREMENTS

Pursuant to Public Utilities Code Section 21661.5, an application for the construction of a new heliport or helistop must be approved by the City Council or Board of Supervisors of the jurisdiction in which the heliport is located, unless the approval process has been delegated to the city or county planning agency. Action must be taken by the Airport Land Use Commission (ALUC) prior to the submission of an application to the California Department of Transportation Division of Aeronautics.

The proposed heliport is on unincorporated property, which requires land use approval by the Department of Regional Planning, pursuant to Title 22 (Planning and Zoning) of the Los Angeles County Code.

ANALYSIS

The site property and the surrounding properties within a one-mile radius are developed with a major medical center campus, residential, commercial, and industrial land uses. In the immediate area, residential uses are to the south on W. 220th Street and east on S. Normandie Avenue, and medical facilities are immediately to the north and west towards W. Carson Street and S. Vermont Avenue. Thirty noise-sensitive land uses has been identified within the one-mile radius, which include fourteen places of worship, seven medical uses (including the hospital campus itself), four assisted living facilities, and five school facilities. As indicated on the site plan, the proposed flight path to and from the proposed heliport will be east and west only. Two (both places of worship) of the twenty-four noise-sensitive land uses are at the edge of the east-west flight path. The temporary heliport at the proposed location may generate noise impacts to residences to the

immediate south along W. 220th Street, and the pilots are advised to avoid, to the extent feasible, overflights to and from the south of the heliport after taking off or upon landing. The existing heliport adjacent to the hospital facility typically receives only a small number of flights per month, which is expected to continue at the temporary location, which will keep noise impacts to a minimum. However, the need to use this location for the temporary heliport facility for medical emergency operations to serve the hospital outweighs the occasional noise impacts to the residences along W. 220th Street.

The proposed heliport will be a private use heliport for public safety only. The heliport will be built on top of a freestanding structure that will be 12 feet in height and will have an unobstructed width of at least 109 feet. The heliport will be designed to accommodate Sikorsky UH-60 "Black Hawk" helicopters and variants. The heliport facility is expected to be in operation for a period of 24 months until the construction of the new bed tower and permanent heliport adjacent to the hospital are completed. Even though the proposed heliport will be available for flights 24 hours a day, seven days a week for emergency transport, the heliport expects only a very small number of flights per month.

The nearest airport is Torrance Zamperini Field Airport approximately 3 miles to the southwest. The heliport is outside of the planning boundaries of the Airport and will not have a significant effect on airport operations. Per a letter dated May 23, 2022, the FAA completed an airspace study of the proposed heliport and determined that the proposal is acceptable from an airspace utilization standpoint and will not adversely affect the safe and efficient use of airspace by aircraft. The FAA does not object to the establishment of the proposed landing area, provided certain conditions are met regarding the private use of the landing: operations to be conducted only during Visual Flight Rule conditions, maintain existing ATC communication and procedures for flight operations coordination due to proximity to both Los Angeles International Airport (LAX) and Zamperini Field Airport, and reduce the height of or relocate to the west approximately 100 feet an existing light pole from the proposed helipad.

The proposed location was previously used as a temporary heliport during Harbor-UCLA's major expansion project during 2006 through 2013, and was reviewed by ALUC staff in 2005, which found the proposed heliport to be consistent with the County's Airport Land Use Plan.

ACTION

ALUC staff reviewed the proposed helistop proposal and determined that it is **consistent** with the policies contained in the Airport Land Use Plan and ALUC Review Procedures adopted for Los Angeles County's public use airports. ALUC staff also found that the proposed heliport will not have a significant effect on any public use airport located in Los Angeles County. Acting under delegated authority from the ALUC, ALUC staff therefore recommends that the State of California, Department of Transportation, Division of Aeronautics, approve the applicant's request to establish a helistop at the subject location.