DEPARTMENT OF CITY PLANNING

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Decision Date: June 28, 2019

Appeal End Date: July 8, 2019

Michaels Development (A)
Kecia Boulware
16501 Ventura Boulevard, Suite 400
Encino, CA 91436

Housing Authority of City of Los Angeles (O)
2600 Wilshire Boulevard
Los Angeles, CA 90057

QES Inc. (R)
Eric Lieberman
14549 Archwood Street, Suite 308
Van Nuys, CA 91405

Case No.: TT-82633
Related Case: CPC-2015-3990-GPA-ZC-SP-TT-72805
Address: 10010-10018 South Grape Street
Specific Plan: Jordan Downs Urban Village Specific Plan
Zone : OS(UV); R3(UV); RAS3(UV)
D.M. : 091-5A215; 091-5A217
C.D. : CD 15 - Joe Buscaino
CEQA : ENV-2010-32-EIR
SCH No. 2010021007

Legal Description: Tract 16154, Lots 4, 5, 6, 8 and portion of 7

In accordance with provisions of Section 17.03 and Section 17.06 of the Los Angeles Municipal Code (LAMC), the Advisory Agency, found, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the previously certified Environmental Impact Report No. ENV-2010-031-EIR, SCH No. 2010021007, certified on April 17, 2013; and pursuant to CEQA Guidelines, Sections 15162 and 15164 and the Addendum, dated January 4, 2016, that no major revisions to the EIR are required and no subsequent EIR, or negative declaration is required for approval of the project, and approved Tentative Tract No. 82633 for the **merger and resubdivision of 25.7 gross acres into 16 lots,** as shown on unit map stamped-dated May 1, 2019 resulting in the redevelopment of the southern portion of the Jordan Downs Specific Plan Area to construct approximately 1,073 residential units and approximately 5.74 acres of open space in a six phase build out. The unit map includes a request for a street vacation and merger to accommodate the realignment of Juniper Street and a vacation and merger of 101st Street to allow for the creation of a 4.83 acre central park. The proposed project would remove 95 non-protected trees (78 of which are significant trees) and 6 protected trees located on-site. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

NOTE on clearing conditions: When two or more agencies must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

BUREAU OF ENGINEERING - SPECIFIC CONDITIONS

1. That the City Department of Transportation in a letter to City Engineer shall determine that the merger areas are not necessary for current and future Public Street.

2. That the Department of City Planning in a letter to the City Engineer also determine that the proposed merger areas are consistent with all applicable General Plan Elements of Highway and Circulation Elements for LA Mobility Plan.

3. In the event that Department of Transportation and Department of City Planning have no objections to the street mergers then portion of 101st Street as substantially shown on the tentative tract map stamp dated May 1, 2019 be permitted to be merged with the remainder of the tract map pursuant to Section 66499.20.2 of the State Government Code, and in addition, the following conditions be executed by the applicant and administered by the City Engineer:

    1. That consents to the street being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged.

    2. That satisfactory arrangements be made with all utility agencies cable companies and franchises maintaining existing facilities within the area being merged.

4. In the event that Department of Transportation and Department of City Planning have no objections to the street mergers then portion of Juniper Street as substantially shown on the tentative tract map stamp dated May 1, 2019 be permitted to be merged with the remainder of the tract map pursuant to Section 66499.20.2 of the State Government Code, and in addition, the following conditions be executed by the applicant and administered by the City Engineer:

    1. That consents to the street being merged and waivers of any damages that may accrue as a result of such mergers be obtained from all property owners who might have certain rights in the area being merged.

    2. That satisfactory arrangements be made with all utility agencies cable companies and franchises maintaining existing facilities within the area being merged.

5. That if necessary any exiting public sanitary sewer and public drainage easements under the City Engineer's jurisdiction be permitted to be merged with the remainder of the tract map pursuant to Section 66499.20.2 of the State Government Code.

6. That any surcharge fee in conjunction with the street merger requests be paid.

7. That 64-foot wide public rights-of-way be dedicated for the southerly extensions of the Lou Dillon Avenue and Juniper Street as substantially shown on the tentative tract map stamp dated May 1, 2019 including 15-foot radius property line returns at the intersections with 101st Street and 102nd Street all in accordance with the Specific Plan Street Standards for this project.

8. That 60-foot wide public rights-of-way be dedicated for the proposed Lou Dillon Avenue, Juniper Street, Croesus Avenue and Kalmia Street south of 102nd Street as substantially shown on the tentative tract map stamp dated May 1, 2019, including 15-foot radius property line returns at the intersections with 102nd Street and 103rd Street all in accordance with the Specific Plan Street Standards for this project.

9. That a 60-foot wide public right-of-way be dedicated for the easterly extension of 102nd Street substantially as shown on the tentative tract map stamp dated May 1, 2019 satisfactory to the City Engineer.

10. That a 2-foot wide strip of land be dedicated along the easterly side of the Grape Street adjoining the tract to complete a 32-foot wide half public right-of-way in accordance with the Specific Plan Standards for this project including 15-foot radius property line returns at the intersections with 101st Street and 102nd Street.

11. That a 2.5-foot wide strip of land be dedicated along the northerly side of the 103rd Street adjoining the tract to complete a 32.5-foot wide half public right-of-way in accordance with the Specific Plan Standards for this project including 15-foot radius property line returns at the intersections with Lou Dillon Avenue, Juniper Street, Croesus Avenue and Kalmia Street.

12. That all replacement public sanitary sewer systems and public drainage systems within the proposed public streets to be merged (vacated with this map) be constructed within suitable easements prior to recordation of the final map or in accordance with each unit map improvements all satisfactory to the City Engineer.

13. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.

14. That a certified Survey Plans be submitted showing the areas being merged for the final map check.

15. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed: **All public street improvements are in accordance with the Specific Plans for this project.**

    1. After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer prior to recordation of the final map, construction of public drainage facilities will be required satisfactory to the Central District Engineering.

    2. Improve southerly extensions of Lou Dillon Avenue and Juniper Street being dedicated (north of 102nd Street) by the construction of the followings:

        1) Concrete curbs, concrete gutters, and 6-foot minimum concrete sidewalks and landscaping of the parkways. Any sidewalk bump-outs at the street intersections shall be reviewed and approved by The City Department of the Transportation.

        2) Suitable surfacing to join the existing pavements and to complete 36-foot total roadways.

        3) Any necessary removal and reconstruction of existing improvements.

        4) The necessary transitions to join the existing improvements.

    3. Improve **Lou Dillon Avenue**, **Juniper Street**, **Croesus Avenue** and **Kalmia Street** south of 102nd Street being dedicated by the construction of the followings:

        1) Concrete curbs, concrete gutters, and 6-foot minimum concrete sidewalks and landscaping of the parkways. **Any sidewalk bump-outs at the street**

intersections shall be reviewed and approved by The City Department of the Transportation.

2) Suitable surfacing to join the existing pavements and to complete 36-foot total roadways.

3) Any necessary removal and reconstruction of existing improvements.

4) The necessary transitions to join the existing improvements.

4. Improve northerly side of 103rd Street being dedicated and adjoining the tract by the construction of a 6-foot minimum concrete sidewalk and landscaping of the parkway including any necessary removal and reconstruction of existing improvements. **Any sidewalk bump-outs at the street intersections shall be reviewed and approved by The City Department of the Transportation.**

5. Improve easterly side of Grape Street being dedicated and adjoining the tract by the construction of a 6-foot minimum concrete sidewalk and landscaping of the parkway including any necessary removal and reconstruction of existing improvements. **Any sidewalk bump-outs at the street intersections shall be reviewed and approved by The City Department of the Transportation.**

6. Improve portion of 101st Street not being merged by the construction of 6-foot minimum concrete sidewalks and landscaping of the parkways including any necessary removal and reconstruction of existing improvements. **Any sidewalk bump-outs at the street intersections shall be reviewed and approved by The City Department of the Transportation.**

7. Improve the easterly extension of 102nd Street being dedicated by the construction of 6-foot minimum concrete sidewalks and landscaping of the parkways including any including modified turning area within the proposed 60-foot wide right-of-way area at the easterly terminus including any necessary removal and reconstruction of existing improvements. **Any sidewalk bump-outs at the street intersections shall be reviewed and approved by The City Department of the Transportation.**

8. Construct necessary public sanitary sewer systems satisfactory to the City Engineer.

Any questions regarding this report should be directed to Mr. Georgie Avanesian of the Land Development Section, located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8588.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

16. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Letter dated June 18, 2019, Log No.108202 and attached to the case file for Tract No. 82633.

17. Prior to issuance of a permit, a design level geotechnical investigation shall be performed and submitted to the Grading Division for review and approval.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

18. The Department of Building and Safety Zoning Section has reviewed the above Subdivision Map, date stamped on May 1, 2019 by the Department of City Planning. The site is designated as being in a OS(UV)/ R3(UV)/ RAS3(UV) Zone. A clearance letter will be issued stating that no Building or Zoning Code violations exist relating to the subdivision on the subject site once the following items have been satisfied.

    1. Obtain permits for the demolition or removal of all existing structures with each unit map (including building within the proposed streets). Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work. Demolition of the buildings within the unit map must be completed prior to obtaining the Zoning clearance for each unit map.

    2. Prior to obtaining Zoning clearance for a unit map, remaining buildings on the existing lot adjacent to say unit map must comply with the setbacks, FAR, and density requirements of the existing lot unless otherwise approved by City Planning.

    3. Provide a copy of affidavit AF 91-1009664-LT. Show compliance with all the conditions/requirements of the above affidavit as applicable. Termination of above affidavit(s) may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.

    4. Obtain Bureau of Engineering approval for proposed street merger.

    5. Show all street dedications as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication. Front and side yard requirements shall be required to comply with current code as measured from new property lines after dedications.

DEPARTMENT OF TRANSPORTATION

19. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation.

FIRE DEPARTMENT

20. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:

    a. Access for Fire Department apparatus and personnel to and into all structures shall be required.

    b. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).

    c. 505.1 Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.

d. Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.

e. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

f. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

g. Policy Exception:

- When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.

- It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path of travel to be taken by a person responding to an emergency in the building.

- This policy does not apply to single-family dwellings or to non-residential buildings.

h. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend onto the roof.

i. Entrance to the main lobby shall be located off the address side of the building.

j. Any required Fire Annunciator panel or Fire Control Room shall be located within 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

k. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.

l. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

m. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.

n. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.

o. Submit plot plans indicating access road and turning area for Fire Department approval.

p. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.

q. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.

r. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.

s. All public street and fire lane cul-de-sacs shall have the curbs painted red and/or be posted "No Parking at Any Time" prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any structures adjacent to the cul-de-sac.

t. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

u. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

v. Site plans shall include all overhead utility lines adjacent to the site.

w. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

x. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.

y. Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan S-470-0.

z. Standard cut-corners will be used on all turns.

aa. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan

bb. Adequate public and private fire hydrants shall be required.

cc. 5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

dd. The plot plans shall be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.

ee. The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting please call **(213) 482-6935.** You should advise any consultant representing you of this requirement as well.

LOS ANGELES UNIFIED SCHOOL DISTRICT (LAUSD)

21. That prior to the issuance of any demolition or grading permit or any other permit allowing site preparation and/or construction activities on the site, satisfactory arrangements shall be made with the Los Angeles Unified School District, implementing the measures for demolition and construction attached to the Tract file. The project site is located on the pedestrian and bus routes for students attending Weigard Elementary School, Florence Elementary School and David Starr Jordan Downs High School. Therefore, the applicant shall make timely contact for coordination to safeguard pedestrians/ motorists with the LAUSD Transportation Branch, phone no. 213-580-2950, and the principals or designees of all both Elementary School and High School listed above. (This condition may be cleared by a written communication from the LAUSD Transportation Branch attesting to the required coordination and/or the principals of the above referenced schools and to the satisfaction of the Advisory Agency).

DEPARTMENT OF WATER AND POWER

22. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS

23. Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District office, see condition S-3. (c).

24. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of 0), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

    IMPROVEMENT CONDITION: Construct new street lights: seven (7) on Lou Dillon Avenue, two (2) on Croesus Avenue, seven (7) on Juniper Street, two (2) on Kalmia Street, and two (2) on 102nd Street. Remove street lights: three (3) on 101st Street, four (4) on Juniper Street, and two (2) on 103rd Street. If street widening per BOE improvement conditions, relocate and upgrade street lights; three (3) on 101st Street, seven (7) on 102nd Street, five (5) on 103rd Street.

    NOTES:

    The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

    Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

BUREAU OF SANITATION

25. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon

compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1. (d).)

INFORMATION TECHNOLOGY AGENCY

26. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the Los Angeles Municipal Code Section 17.05N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 N. Main Street, Room 1255, Los Angeles, CA 90012, (213) 978-0856.

DEPARTMENT OF RECREATION AND PARKS

27. Fees and the dedication of land for recreation purposes that are associated with approvals pursuant to LAMC Sections 12.33, 17.58, and 17.12 are waived, because this Specific Plan includes a pre-determined allowance of land for recreation. The dedication of over 6 acres for a new Jordan Downs Central Park, which consists of a variety of passive and active recreational areas, and an additional 2.9 acre network of pocket parks, greenways and other open spaces, are found to satisfy the requirements of Section 17.12 of the LAMC for dedication of real property for park and recreational purposes, or for the payment of a fee in lieu thereof, in connection with the construction or development of any and all dwelling units within the Specific Plan area. Park or recreational space provided anywhere within the Specific Plan area shall satisfy the foregoing requirement for any particular residential development, provided that such space will be accessible to the residents of such development. Subdivision maps for residential or condominium purposes are hereby authorized to be recorded without any further compliance with Section 17.12 of the LAMC.

URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING

28. Prior to the issuance of a grading permit, the applicant shall submit a tree report and landscape plan prepared by a Municipal Code-designated tree expert as designated by LAMC Ordinance No. 177,404, for approval by the City Planning Department and the Urban Forestry Division of the Bureau of Street Services. A minimum of four trees (a minimum of 48 inch box in size if available) shall be planted for each one that is removed. The canopy of the oak trees planted shall be in proportion to the canopies of the oak trees removed per Ordinance No. 177,404, and to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the Advisory Agency. Note: All protected tree removals must be approved by the Board of Public Works. Contact: Urban Forestry Division at: 213-847-3077.

DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

29. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

    a. Limit the proposed development to a maximum of 16 lots, including twelve (12) residential zoned lots, three (3) open space lots, and one public facilities zoned lot.

    b. The project shall comply with parking requirements as stipulated in the adopted Jordan Downs Urban Village Specific Plan.

c. Each phase of the tract map shall be in compliance with the Jordan Downs Urban Village Specific Plan.

d. Each phase of the tract map shall record yard determinations in compliance with the yard requirements of the Jordan Downs Urban Village Specific Plan.

e. All Public Improvements adjacent to a specific lot shall be completed prior the issuance of a certificate of occupancy satisfactory to the Bureau of Engineering and the Department of Building & Safety.

f. Prior to the issuance of the first building permit (new building) and a certificate of occupancy, the subdivider shall establish a schedule of improvements identified herein for each lot upon which issuance of the certificate of occupancy shall be contingent and acceptable to the Bureau of Engineering and in concurrence with the Advisory Agency.

g. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.

h. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.

i. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

i. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including <u>but not limited to</u>, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
ii. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
iii. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than $50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
iv. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
v. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, of if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Action includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

30. That the subdivider shall record and execute a Covenant and Agreement to comply with the Jordan Downs Urban Village Specific Plan prior to the issuance of a building permit, grading permit and the recordation of the final tract map.

31. The subdivider shall observe the Code of Federal Regulations Section 24 CFR 970.25(b). *"A PHA (Housing Authority) may consolidate occupancy within or among buildings of a development, or among developments, or with other housing for the purposes of improving living conditions of, or providing more efficient services· to residents, without submitting a demolition or disposition application"*.

    1. In the event that any current tenant(s) is displaced, the Housing Authority shall observe the Code of Federal Regulations provisions, Section 24 CFR 970.21, 'Relocation of Residents' (all inclusive as applicable).

    2. HACLA shall keep the tenant list on file as of the date of the Deputy Advisory Agency Public Hearing, June 20, 2019.

32. That the tract be permitted to record with final map units in a number and sequence satisfactory to the Advisory Agency. The subdivider shall submit the Unit Map Fee, a Unit Map showing the boundaries of all units, the Unit Number(s) of each Unit Map(s), and all applicable tract conditions in a matrix for each Unit Map(s). Should particular master tract condition(s) not apply to a Unit Map, the subdivider shall submit all evidences or documentation to prove so. All above required items shall be submitted satisfactory to the Advisory Agency prior to the clearance of all other conditions of approval. (Note: All conditions and requirements of the City Engineer for each unit map and the approved tract as whole shall be satisfactory to the City Engineer.)

DEPARTMENT OF CITY PLANNING - ENVIRONMENTAL MITIGATION MEASURES

33. That prior to recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770 and Exhibit CP-6770.M) in a manner satisfactory to the Planning Department requiring the subdivider to identify mitigation monitors who shall provide periodic status reports on the implementation of mitigation items required by Mitigation Condition Nos. 34 and 35 of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitors shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, post-construction/ maintenance) to ensure continued implementation of the above mentioned mitigation items. (The Mitigated Monitoring Program adopted as part of the Certified EIR shall be revised to meet this condition, for the approved Addendum dated January 4, 2016, made a change to Mitigation Condition 'AQ12' listed in the Certified EIR.)

34. Prior to the recordation of the final map, the subdivider will prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

MM-1 Temporary fencing (e.g., chain link or wood) with screening material shall be used around the perimeter of a development site to buffer views of construction equipment and materials. In addition, the following fencing requirements shall be implemented:

- The applicant shall affix or paint a plainly visible sign, on publically accessible portions of the construction barriers, with the following language: "POST NO BILLS" Such language shall appear at intervals of no less than 25 feet along the length of the publically accessible portions of the barrier.
- The applicant shall be responsible for maintaining the visibility of required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours of occurrence.
- A sign shall be posted with the contact number of the construction manager so that he/she may address safety and other issues related to construction.

MM-2 HACLA shall ensure through appropriate postings and daily visual inspections that no unauthorized materials are posted on any temporary construction barriers or temporary pedestrian walkways, and that such temporary barriers and walkways are maintained in a visually attractive manner, including the prompt removal of graffiti, throughout the construction period.

MM-3 The proposed project shall incorporate design features to lessen the visual contrast with existing residences on 97th and Grape Streets. The design features to be implemented include, but are not limited to, varying building height, sloped roof design, and landscaping, all of which shall be consistent with the proposed project elevations as described in Chapter III Project Description, as well as in this section.

MM-4 The buildings constructed along 97th Street that exceed 30 feet in height shall be designed either with increased (greater than 10 feet) setbacks or with a sloped roof for the first level and a second level that is stepped back to create a more visually consistent street view.

MM-5 Lighting fixtures constructed as part of the proposed project shall be oriented and focused onto the specific onsite location intended for illumination (e.g., parking lots, driveways, and walkways) and shielded away from adjacent sensitive uses (e.g., schools, other residential properties) and public rights of way to minimize light spillover onto off-site areas

MM-6 Where appropriate and feasible, incorporate project design features to shield light and/or glare form vehicles entering or existing parking lots and structures that face sensitive uses by providing barriers so that light from vehicle headlights would not illuminate off-site sensitive uses.

MM-7 Where appropriate and feasible, incorporate project design features to provide landscaping, physical barriers, screening, or other buffers to minimize project-generated illumination from entering off-site areas and to prevent glare or interfere with vehicular traffic.

MM-8 Where appropriate and feasible, locate and orient driveways into parking lots, parking structures, and semi-subterranean garages in a manner that will not result in headlights from vehicles entering or exiting the parking areas directly lighting any off-site sensitive uses.

MM-9 Where appropriate and feasible, proposed new structures shall be designed to maximize the use of textured or other non-reflective exterior surfaces and non-reflective glass.

MM-10 Informational signs shall be provided that locate nearby public transportation options.

MM-11 The surface parking area for the employment uses shall provide charging stations for electric vehicles.

MM-12 Equipment (e.g., forklifts and carts) used during operations of the employment uses shall use alternative power (e.g., electricity or propane) instead of diesel fuels.

MM-13 Delivery trucks shall be prohibited from idling in excess of five minutes.

MM-14 The Applicant shall require by contract specifications that electrical outlets are included in the building design of the loading docks to allow use by refrigerated delivery trucks. If loading and/or unloading of perishable goods would occur for more than five minutes, and continual refrigeration is required, all refrigerated delivery trucks shall use the electrical outlets to continue powering the truck refrigeration units when the delivery truck engine is turned off.

MM-15 Automatic lighting on/off controls and energy-efficient lighting shall be installed at the employment uses.

MM-16 Residential units shall include Heating, Ventilation, and Air Conditioning Systems with a minimum efficiency reporting value of 13.

MM-17 HACLA shall continue coordinating with responsible agencies to study ways to increase job opportunities and regional transit in the vicinity of the Specific Plan area.

MM-18 Ground-disturbing and vegetation removal activities associated with construction of the project shall be performed outside of the breeding season for birds, or between

September 1 and January 31. If these project activities cannot be implemented during this time period, the City should retain a qualified biologist to perform preconstruction nest surveys to identify active nests within and adjacent to (up to 500 feet) the project area. If the preconstruction survey is conducted early in the nesting season (February 1–March 15) and nests are discovered, a qualified biologist may remove the nests only after it has been determined that the nest is not active (i.e., the nest does not contain eggs, nor is an adult actively brooding on the nest). Any active non-raptor nests identified within the project area or within 300 feet of the project area should be marked with a 300-foot buffer, and the buffer area would need to be avoided by construction activities until a qualified biologist determines that the chicks have fledged. Active raptor nests within the project area or within 500 feet of the project area should be marked with a 500-foot buffer and the buffer avoided until a qualified biologist determines that the chicks have fledged. If the 300-foot buffer for non-raptor nests or 500-foot buffer for raptor nests cannot be avoided during construction of the project, the City should retain a qualified biologist to monitor the nests on a daily basis during construction to ensure that the nests do not fail as the result of noise generated by the construction. The biological monitor shall be authorized to halt construction if the construction activities cause negative effects, such as the adults abandoning the nest or chicks falling from the nest.

MM-19 To ensure that historic buildings are appropriately renovated and maintained, the preservation, rehabilitation, restoration, reconstruction or adaptive reuse of known historic resources shall meet the U.S. Secretary of the Interior's Standards for Rehabilitation (Secretary's Standards). Any proposal to preserve, rehabilitate, restore, reconstruct, or adaptively reuse a known historic resource in accordance with the Interior Secretary's Standards shall be deemed to not be a significant impact under CEQA and, in such cases, no additional mitigation measures will be required.

MM-20 The Applicant shall work with qualified preservation professionals to ensure Standards-compliant projects, including the design of rehabilitation project, compatibility of new construction with historic structures, and periodic site visits to monitor construction adjacent to historic structures to ensure that such activities comply with the Secretary of the Interior's Standards. Historic professionals shall meet the National Park Service standards.

MM-21 If a unique archeological resource is discovered during project construction activities, work in the area shall cease and deposits shall be treated in accordance with federal, State and local guidelines, including those set forth in California Public Resources Code Section 21083.2. In addition, if it is determined that an archeological site is a historical resource, the provisions of Section 21084.1 of the Public Resources Code and CEQA Guidelines Section 15064.5 would be implemented.

MM-22 A qualified paleontologist shall be retained to perform periodic inspections of excavation and grading activities where excavations of older soils may occur. The services of a qualified paleontologist shall be secured by contacting the Natural History Museum of Los Angeles County. The frequency of inspections will be based on consultation with the paleontologist and will depend on the rate of excavation and grading activities, the materials being excavated, and if found, the abundance and type of fossils encountered. Monitoring shall consist of visually inspecting fresh exposures of rock for larger fossil remains and, where appropriate, collecting wet or dry screened sediment samples of promising horizons for smaller fossil remains. If a potential fossil is found, the paleontologist shall be allowed to temporarily divert or redirect grading and excavation activities in the area of the exposed fossil to facilitate

evaluation and, if necessary, salvage. At the paleontologist's discretion and to reduce any construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing. Any fossils encountered and recovered shall be prepared to the point of identification and catalogued before they are donated to their final repository. Any fossils collected should be donated to a public, nonprofit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County. Accompanying notes, maps, and photographs shall also be filed at the repository. If fossils are found, following the completion of the above tasks, the paleontologist shall prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report shall be submitted by the applicant to the lead agency, the Natural History Museum of Los Angeles County, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures.

MM-23 HACLA shall coordinate with LADWP to determine the specific on-site electricity transformation facility requirements for the proposed project.

MM-24 HACLA shall coordinate with LADWP to determine if any required improvements to the LADWP electricity distribution system are needed to accommodate the proposed project. HACLA shall create a fund to finance the costs of infrastructure improvements to the electricity distribution system to accommodate the proposed project. The type, quantity, and costs of any required infrastructure improvements shall be set forth in a Memorandum of Understanding (MOU) that shall be agreed on by HACLA and LADWP.

MM-25 HACLA shall incorporate into building and electrical plans any necessary on-site transformation facility infrastructure and be subject to review and approval by the LADWP prior to construction.

MM-26 HACLA shall incorporate into the guidelines of the Specific Plan electrical generating solar panels for streetscape pedestrian lighting, gateway lighting, and other passive outdoor lighting.

MM-27 HACLA shall coordinate with SoCalGas to determine if any required improvements to the SoCalGas natural gas distribution system are needed to accommodate the proposed project. HACLA shall create a fund to finance the costs of infrastructure improvements to the SoCalGas natural gas distribution system to accommodate the proposed project. The type, quantity, and costs of the infrastructure improvements shall be in agreed on in accordance with SoCalGas' policies and extension rules on file with the California Public Utilities Commission at the time contractual agreements are made.

MM-28 Building and natural gas connection plans shall be subject to review and approval by the SoCalGas prior to construction.

MM-29 HACLA shall set aside a percentage of roof floor area for installation of water-heating solar panels.

MM-30 Seismic design for structures and foundations shall comply with the most current seismic building code standards for site-specific soil conditions.

MM-31 The proposed project shall demonstrate compliance with specific recommendations for grading guidelines, foundation design, retaining wall design, temporary excavations, slabs on grade, site drainage, design review, construction monitoring and geotechnical testing to the satisfaction of the City of Los Angeles Department of Building and Safety, as conditions to issuance of any grading and building permits.

MM-32 During inclement periods of the year, when rain is threatening (between November 1 and April 15 per the Los Angeles Building Code, Sec. 7002.), an erosion control plan that identifies BMPs shall be implemented to the satisfaction of the City of Los Angeles Department of Building and Safety to minimize potential erosion during construction. The erosion control plan shall be a condition to issuance of any grading permit.

MM-33 To the extent feasible, grading shall be scheduled for completion prior to the start of the rainy season (between November 1 and April 15 per the Los Angeles Building Code, Sec. 7002), or detailed temporary erosion control plans shall be implemented in a manner satisfactory to the City of Los Angeles Department of Building and Safety.

MM-34 Appropriate erosion control and drainage devices shall be incorporated to the satisfaction of the City of Los Angeles Department of Building and Safety. Such measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures.

MM-35 Provisions shall be made for adequate surface drainage away from the areas of excavation as well as protection of excavated areas from flooding. The grading contractor shall control surface water and the transportation of silt and sediment.

MM-36 HACLA shall retain a Certified Asbestos Consultant to determine the presence of asbestos and asbestos containing materials (ACM) within buildings to be demolished. If asbestos is discovered, a Licensed Asbestos Abatement Contractor shall be retained to safely remove ACM in accordance with the 1994 Federal Occupational Exposure to Asbestos Standards. ACM removal will be monitored by a Certified Technician.

MM-37 For all buildings to be demolished, lead-based paint testing shall be conducted. If lead-based paint is discovered, a licensed lead-based paint/materials abatement contractor shall be retained to safely remove lead-based paint in accordance with HUD Lead-Based Paint Guidelines.

MM-38 HACLA shall not disturb the ground surface nor remove any foundations or other structures on the 9901 S. Alameda Street site without prior approval of the DTSC.

MM-39 HACLA shall provide DTSC with all background information, sample analysis results, environmental assessment reports and any other information pertinent to the hazardous substance management and/or release, characterization, and cleanup of the site. DTSC will review the information to identify areas and media of concern, and to determine additional work, if any, required to complete the investigation/remediation of the site. Following DTSC's initial review a scoping meeting will be held to discuss whether further site characterization is necessary, and, if so, how the characterization will be conducted and implemented.

MM-40 HACLA shall submit a Remedial Investigation Workplan that describes the activities to further characterize soil, soil gas, surface water, and/or groundwater. The workplan shall include a site health and safety plan, quality assurance/quality control plan, sampling plan, and implementation schedule.

MM-41 HACLA shall submit a Site Characterization Report that presents the data, summarizes the findings of the investigations, validates the data, and includes recommendations and conclusions.

MM-42 HACLA shall prepare a Feasibility Study to evaluate feasible remediation and response alternatives. Reasonable potential alternatives for the remediation of the site shall be evaluated, including the "no action" alternative. The evaluation shall (1) identify the goals for the cleanup based upon current and projected future land uses; (2) evaluate feasible alternatives to meet these goals, including their effectiveness, implementability and cost; and (3) recommend a preferred alternative.

MM-43 DTSC shall determines the appropriate removal action for the site ,and HACLA shall prepare a Removal Action Workplan (RAW) in accordance with Health and Safety Code sections 25323.1 and 25356.1. If the proposed RAW does not meet the requirements of Health and 25356.1(h), HACLA shall prepare a Remedial Action Plan (RAP) in accordance with Health and Safety Code sections 25356.1(c).

MM-44 In order to meet its CEQA obligation, DTSC shall prepare the necessary CEQA documents. If required, HACLA shall submit the information necessary for DTSC to prepare these documents.

MM-45 Upon DTSC approval of the final RAW or RAP, HACLA shall implement the removal action as approved.

MM-46 Within 30 days of completion of field activities, HACLA shall submit an Implementation Report documenting the implementation of the final RAW or RAP and noticing any deviations from the approved plan. During implementation of the final RAW or RAP, DTSC may specify such addition, modifications and revisions to the RAW or RAP as deem necessary to protect human health and safety or the environment or to implement the RAW or RAP.

MM-47 HACLA shall work with DTSC to ensure that the interested public and community are involved in the DTSC decision making process. Public Participation activities shall be conducted in accordance with Health and Safety Code Section 25358.7 and DTSC's Public Participation Policy and Procedures Manual.

MM-48 A Land Use Covenant may be require in the final Raw by DTSC pursuant to California Code of Regulation, Title 22 Section 67391.1 to ensure full protection of the environment and human health.

MM-49 HACLA shall comply with any and all operation and maintenance requirements in accordance with the final RAW or RAP or Operation and Maintenance Plan.

MM-50 Any remedial technology employed in implementation of the final RAW or RAW shall be left in place and operated by HACLA until DTSC authorizes HACLA to discontinue.

MM-51 HACLA shall retain a Certified Asbestos Consultant to determine the presence of asbestos and asbestos containing materials (ACM) within buildings to be demolished. If asbestos is discovered, a Licensed Asbestos Abatement Contractor shall be retained to safely remove ACM from the site in accordance with the 1994 Federal Occupational Exposure to Asbestos Standards. ACM removal will be monitored by a Certified Technician.

MM-52 For all buildings to be re-used or demolished, lead-based paint testing shall be conducted. If lead based paint is discovered, a licensed lead-based paint/materials abatement contractor shall be retained to safely remove lead-based paint in accordance with HUD Lead-Based Paint Guidelines.

MM-53 Loading and unloading of trucks shall be prohibited between 10:00 p.m. and 7:00 a.m.

MM-54 A ten-foot solid wall shall be constructed between the employment uses, including the recycling facility, and the residences and David Starr Jordan High School.

MM-55 Residential units adjacent to the employment uses, including the recycling facility, shall be constructed with materials capable of reducing exterior-to-interior noise levels by at least 19 dBA.

MM-56 Prior to building approval, a site-specific noise study shall be completed for the elementary school based on the project design. The noise study shall ensure that noise levels at the school meet all relevant local and State guidelines. N15 Residential land uses facing 103rd Street shall be constructed with single-glazed windows that are at least 5/16 inches thick. Alternatively, double-glazed windows may be used if the glass is at least 3/32 inches thick with four inches of airspace.

MM-57 HACLA shall prepare and implement an existing tenant relocation plan whereby all of the existing tenants of the Jordan Downs public housing complex would be relocated either on site or in the vicinity of the site to affordable housing equal to their existing conditions.

MM-58 The HACLA shall coordinate with the Department of Building and Safety to designate the replacement public housing units per the new vesting tract map, in order to properly identify and process the new Certificates of Occupancy, and ensure the conservation of these public housing units.

MM-59 Project plans shall be submitted to LAFD for review and approval to ensure that all new structures would comply with current fire codes and LAFD requirements.

MM-60 HACLA shall consult with the LAFD and incorporate fire protection and suppression features that are appropriate for the design of the proposed project.

MM-61 HACLA shall consult with the LAFD to ensure the proper emergency access points and routes are provided.

MM-62 HACLA shall prepare, in consultation with the LAPD and the HACLA Public Safety Department a comprehensive safety and security plan for the Specific Plan area which would include, but would not be limited to:

The preparation and implementation of a safety education material and training for residents of the Specific Plan area, A neighborhood watch program, Security plan for all buildings within the Specific Plan area, Periodic safety meetings between Specific Plan area residents and business owners and representatives of HACLA, LAPD, and the HACLA Public Safety Department to assess current level of safety of residents and visitors to Specific Plan area, as well as current crime rate shall submit building plans to the LAPD Crime Prevention Unit to identify appropriate crime prevention features for the proposed project. Any design features identified by the LAPD shall be incorporated into the proposed project's final design and to the satisfaction of the LAPD.

MM-63 HACLA and the HACLA Public Safety Department shall coordinate with the LAPD to develop a video monitoring system monitoring to supersede the existing video monitoring system at the existing Jordan Downs public housing project. The HACLA Public Safety Department shall have access to the on-site video monitoring system.

MM-64 All parking garages, entrances, hallways, and parking facilities shall be well-illuminated and designed to eliminate areas of concealment.

MM-65 HACLA shall consult with the LAPD to develop a plan to build a police station or sub-station onsite that will serve the Specific Plan area.

MM-66 HACLA shall consult with the LAPL to develop plan to build a library sub-branch on-site that will serve the residents of the Specific Plan area.

MM-67 The Applicant shall work with LADOT to implement signalization at the following intersections: Intersection #36–Alameda Street (W)/97th Street Intersection #41 – Wilmington Avenue/Century Boulevard.

MM-68 The Applicant shall work with Metro to incorporate the B-TAP program for all residents and employees associated with the Specific Plan. The B-TAP program would provide Metro transit passes that can be renewed each calendar year. The program would apply to residents living in and employees working within the Specific Plan area.

MM-69 Building plans and water connection plans developed during specific project design review shall be subject to review and approval by the LADWP. If additional water connections and/or improvements to off-site water distribution infrastructure are necessary to serve the proposed project, such improvements shall be implemented to the satisfaction of LADWP.

35. Construction Mitigation Conditions - Prior to the issuance of a grading or building permit, or the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

CM-1 That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract map number. YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.

- Locate the sign in a conspicuous place on the subject site or structure (if developed) so that it can be easily read by the public. The sign must be sturdily attached to a wooden post if it will be free-standing.

- Regardless of who posts the site, it is always the responsibility of the applicant to assure that the notice is firmly attached, legible, and remains in that condition throughout the entire construction period.

- If the case involves more than one street frontage, post a sign on each street frontage involved. If a site exceeds five (5) acres in size, a separate notice of posting will be required for each five (5) acres or portion thereof. Each sign must be posted in a prominent location.

CM-2 The construction area and all accessible areas (public streets, sidewalks, etc.) within 100 feet of the Specific Plan area shall be swept (preferably with water sweepers) and watered at least twice daily.

CM-3 Construction contractors shall utilize at least one of the following measures at each vehicle egress from the Specific Plan area to a paved public road: Install a pad consisting of washed gravel maintained in clean condition to a depth of at least six inches and extending at least 30 feet wide and at least 50 feet long; Pave the surface extending at least 100 feet and at least 20 feet wide; Utilize a wheel shaker/wheel spreading device consisting of raised dividers at least 24 feet long and 10 feet wide to remove bulk material from tires and vehicle undercarriages; or Install a wheel washing system to remove bulk material from tires and vehicle undercarriages.

CM-4 Site access points shall be swept/washed within thirty minutes of visible dirt deposition. Street sweepers that comply with SCAQMD Rule 1186 and 1186.1 shall be used to sweep site access points or reclaimed water shall be used to wash site access points.

CM-5 All haul trucks hauling soil, sand, and other loose materials shall be covered (e.g., with tarps or other enclosures that would reduce fugitive dust emissions).

CM-6 Construction contractors activity on unpaved surfaces shall be suspended when winds exceed 25 miles per hour.

CM-7 Heavy-duty equipment operations shall be suspended during first and second stage smog alerts.

CM-8 Ground cover in disturbed areas shall be replaced as quickly as possible.

CM-9 Construction contractors shall utilize super-compliant architectural coatings as defined by the SCAQMD (VOC standard of less than ten grams per liter)

CM-10 Construction contractors shall utilize materials that do not require painting, as feasible.

CM-11 Construction contractors shall use pre-painted construction materials, as feasible.

CM-12 Contractors shall maintain equipment and vehicle engines in good condition and in proper tune per manufacturers' specifications.

CM-13 All off road diesel-powered construction equipment shall meet USEPA Tier 2 or higher emissions standards according to the following schedule: greater than 50 horsepower shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.

- April 1, 2010, to December 31, 2011: All off-road diesel-powered construction equipment greater than 50 horsepower shall meet Tier 2 off-road emissions standards. In addition, all construction equipment shall be outfitted with the BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 2 or Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.

- January 1, 2012, to December 31, 2014: All off-road diesel-powered construction equipment greater than 50 horsepower shall meet Tier 3 off-road emissions standards. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.

- Post-January 1, 2015: All off-road diesel-powered construction equipment greater than 50 horsepower shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.

CM-14 Construction contractors shall use electricity from power poles rather than temporary gasoline or diesel power generators, as feasible.

CM-15 Heavy-duty trucks shall be prohibited from idling in excess of five minutes, both on- and off-site.

CM-16 Construction parking shall be configured to minimize traffic interference.

CM-17 Construction activity that affects traffic flow on the arterial system shall be limited to off-peak hours.

CM-18 Construction contractors shall coordinate with administrators at David Starr Jordan High School, Florence Griffith Joyner Elementary School, and Weigand Elementary School and to minimize student exposure to air pollution during periods of heavy construction activity (e.g., grading and excavation).

CM-19 All construction equipment shall be equipped with mufflers and other suitable noise attenuation devices.

CM-20 Grading and construction contractors shall use quieter equipment as opposed to noisier equipment (such as rubber-tired equipment rather than metal-tracked equipment).

CM-21 The construction contractor shall locate construction staging areas away from sensitive uses.

CM-22 Construction haul truck and materials delivery traffic shall avoided residential areas whenever feasible.

CM-23 The construction contractor shall schedule high noise-producing activities between the hours of 8:00 a.m. and 5:00 p.m. to minimize disruption to sensitive uses.

CM-24 The construction contractor shall use on-site electrical sources to power equipment rather than diesel generators where feasible.

CM-25 All residential units located within 500 feet of the construction site shall be sent a notice regarding the construction schedule of the proposed project. A sign, legible at a distance of 50 feet, shall also be posted at the construction site. All notices and signs shall indicate the dates and duration of construction activities, as well as provide a telephone number where residents can inquire about the construction process and register complaints.

CM-26 A "noise disturbance coordinator" shall be established. The disturbance coordinator shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall be required to implement reasonable measures such that the complaint is resolved. All notices that are sent to residential units within 500 feet of the construction site and all signs posted at the construction site shall list the telephone number for the disturbance coordinator.

CM-27 Prior to initiating construction for soil remediation and Phases 1, 2, and 4, the construction contractor shall coordinate with the site administrator for David Starr Jordan High School to discuss construction activities that generate high noise levels. Coordination between the site administrator and the construction contractor shall continue on an as-needed basis throughout the construction phase of the project to mitigate potential disruption of classroom activities.

CM-28 Prior to initiating construction for Phases 3 and 4, the construction contractor shall coordinate with the site administrator for Florence Griffith Joyner Elementary School to discuss construction activities that generate high noise levels. Coordination between the site administrator and the construction contractor shall continue on an as-needed basis throughout the construction phase of the project to mitigate potential disruption of classroom activities.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).

(b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to

recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.

(c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.

(d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.

(e) That drainage matters be taken care of satisfactory to the City Engineer.

(f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.

(g) That any required slope easements be dedicated by the final map.

(h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.

(i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.

(j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.

(k) That no public street grade exceeds 15%.

(l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 1990.

S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:

(a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.

(b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.

(c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.

(d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.

(e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

S-3. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

(a) Construct on-site sewers to serve the tract as determined by the City Engineer.

(b) Construct any necessary drainage facilities.

(c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.

a. new street lights: six (6) on 97th Street, three (3) on Laurel Street, and seven (7) on Alameda Street.

Notes:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering condition S-3 (i), requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

(d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.

(e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.

(f) Construct access ramps for the handicapped as required by the City Engineer.

(g) Close any unused driveways satisfactory to the City Engineer.

(h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.

(i) That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

1. After submittal of hydrology and hydraulic calculations and drainage plans for review by the City Engineer prior to recordation of the final map, construction of public drainage facilities will be required satisfactory to the Central District Engineering.

2. Improve southerly extensions of Lou Dillon Avenue and Juniper Street being dedicated (north of 102nd Street) by the construction of the followings:

    1) Concrete curbs, concrete gutters, and 6-foot minimum concrete sidewalks and landscaping of the parkways. Any sidewalk bump-outs at the street intersections shall be reviewed and approved by The City Department of the Transportation.

    2) Suitable surfacing to join the existing pavements and to complete 36-foot total roadways.

    3) Any necessary removal and reconstruction of existing improvements.

    4) The necessary transitions to join the existing improvements.

3. Improve **Lou Dillon Avenue**, **Juniper Street**, **Croesus Avenue** and **Kalmia Street** south of 102nd Street being dedicated by the construction of the followings:

    1) Concrete curbs, concrete gutters, and 6-foot minimum concrete sidewalks and landscaping of the parkways. **Any sidewalk bump-outs at the street intersections shall be reviewed and approved by The City Department of the Transportation.**

    2) Suitable surfacing to join the existing pavements and to complete 36-foot total roadways.

    3) Any necessary removal and reconstruction of existing improvements.

    4) The necessary transitions to join the existing improvements.

4. Improve northerly side of 103rd Street being dedicated and adjoining the tract by the construction of a 6-foot minimum concrete sidewalk and landscaping of the parkway including any necessary removal and reconstruction of existing improvements. **Any sidewalk bump-outs at the street intersections shall be reviewed and approved by The City Department of the Transportation.**

5. Improve easterly side of Grape Street being dedicated and adjoining the tract by the construction of a 6-foot minimum concrete sidewalk and landscaping of the parkway including any necessary removal and reconstruction of existing improvements. **Any sidewalk bump-outs at the street intersections shall be reviewed and approved by The City Department of the Transportation.**

6. Improve portion of 101st Street not being merged by the construction of 6-foot minimum concrete sidewalks and landscaping of the parkways including any necessary removal and reconstruction of existing improvements**. Any sidewalk bump-outs at the street intersections shall be reviewed and approved by The City Department of the Transportation.**

7. Improve the easterly extension of 102nd Street being dedicated by the construction of 6-foot minimum concrete sidewalks and landscaping of the parkways including any including modified turning area within the proposed 60-foot wide right-of-way area at the easterly terminus including any necessary removal and reconstruction of existing

improvements. **Any sidewalk bump-outs at the street intersections shall be reviewed and approved by The City Department of the Transportation.**

8. Construct necessary public sanitary sewer systems satisfactory to the City Engineer.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract action. However the existing or proposed zoning may not permit this number of units.

Any removal of the existing street trees shall require Board of Public Works approval.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05-N of the Los Angeles Municipal Code (LAMC).

The final map must be recorded within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

FINDINGS OF FACT (CEQA)

On July 28, 2019, the City of Los Angeles found, based on their independent judgment, and after consideration of the whole of the administrative record, the project was assessed in EIR No. ENV-2010-0032-EIR (SCH No. 2010021007) certified on April 17, 2013; and pursuant to CEQA Guidelines, Sections 15162 and 15164, and as supported by the addendum dated January 4, 2015, no subsequent EIR or addendum is required for approval of the Project.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Tentative Tract No. 82633 the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

(a) THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The subject lots total approximately 25.7 gross acres and are located in the Southeast Los Angeles Community Plan and are zoned R3(UV), RAS3(UV) and OS(UV) with land use designations of Medium Residential, Neighborhood Commercial and Open Space. The subject property is within Subarea 1 of the Jordan Downs Urban Village Specific Plan (JDUVSP).

The Medium Residential land use designation and the R3(UV) zone allow residential development subject to a minimum lot area of 5,000 square-feet, and a minimum of 800 square-feet of lot area per dwelling unit (Section 12.10 LAMC). The Neighborhood Commercial land use designation and the RAS3(UV) zone allow residential development subject to lot areas comprised of a minimum of 5,000 square-feet, and a minimum of 800 square-feet per dwelling unit (Section 12.10.5 LAMC). The Open Space land use designation and the OS(UV) zone allow parks and recreation facilities. The proposed subdivision of approximately 25.7 gross acres into 16 lots for the development of 1,073 residential units and approximately 5.74 acres of open space in a six phase build out is allowable under the current adopted zone and the land use designation.

The project meets the objectives of the General Plan. More specifically, the project meets the Housing Element objectives which includes the following: encouraging production and preservation of an adequate supply of rental and ownership housing to meet the identified needs of persons of all income levels and special needs; encouraging the location of housing, jobs, and services in mutual proximity; and accommodation of a diversity of uses that support the needs of the City's existing and future residents. The project meets the objectives of the Land Use and Transportation elements, which state the following: support development along mixed-use boulevards; provide for the stability and enhancement of multi-family residential neighborhoods; preserve and enhance access to scenic resources and regional open space and creation of a pedestrian-friendly environment.

The project meets the objectives of the Jordan Downs Urban Village Specific Plan including:

- *Guide development, including use, height, density, parking, landscaping, architectural design guidelines and other related factors to ensure compatible development with the community.*
- *Improve the physical, social, and psychological well-being of the Jordan Downs Community through improvements on the built environment.*
- *Facilitate the construction of homes that meet the City's current and future housing needs.*

In addition to LAMC Section 17.05 C, LAMC Section 17.06 B requires that the tract map be prepared by or under the direction of a licensed surveyor or registered civil engineer. The tract map was prepared by Debra V. Schales (RCE #43101) and contains information regarding the boundaries of the project site, as well as the abutting public rights-of-way, existing and proposed dedication, and improvements of the tract map. The tract map indicates the tract number, notes, legal description, contact information for the owner, applicant, and engineer, as well as other pertinent information as required by LAMC Section 17.06 B. Therefore, the proposed map demonstrates compliance with LAMC Sections 17.05 C, 17.06 B, (and 12.22 C,27) and is consistent with the applicable the General Plan and the Jordan Downs Urban Village Specific Plan.

(b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

For purposes of a subdivision, design and improvement is defined by Section 66418 and 66419 of the Subdivision Map Act and LAMC Section 17.02. Design refers to the configuration and layout of the proposed lots in addition to the proposed site plan layout. Pursuant to Section 66427(a) of the Subdivision Map Act, the location of the buildings is not considered as part of the approval or disapproval of the map by the Advisory Agency. Easements and/or access and "improvements" refers to the infrastructure facilities serving the subdivision. LAMC Section 17.05 enumerates the design standards for a tract map and requires that each map be designed in conformance with the Street Design Standards and in conformance with the General Plan. As indicated in Finding (a), LAMC Section 17.05 C requires that the tract map be designed in conformance with the zoning regulations of the project site. The project site is zoned R3(UV), RAS3(UV) and OS(UV). The R3(UV) and RAS3(UV) Zones permit a maximum of 1,086 dwelling units on the site of approximately 19.9 gross acres. As the map is proposed for approximately 1,073 residential units and approximately 5.74 acres of open space in a six phase build out, it is consistent with the density permitted by the zone.

The tract map was distributed to and reviewed by the various city agencies of the Subdivision Committee that have the authority to make dedication, and/or improvement recommendations. The Bureau of Engineering reviewed the tract map for compliance with the Street Design Standards. The Bureau of Engineering has recommended dedication and/or improvements to the public right-of-way along 101st Street, 102nd Street, 103rd Street. Grape Street, Lou Dillon Avenue, Juniper Street, Croesus Avenue and Kalmia Street, consistent with the standards of the Jordan Downs Urban Village Specific Plan and the Mobility Plan. In addition, the Bureau of Engineering has recommended the construction of the necessary on-site mainline sewers and all necessary street improvements will be made to comply with the Americans with Disabilities Act (ADA) of 2010.

The map includes a request for a street vacation to accommodate the realignment of Juniper Street. Additionally, approximately 322 feet of 101st Street will be vacated and merged to allow for the creation of a 4.83 acre central park. Lou Dillon Avenue will be extended approximately 640 feet from its current terminus south to 102nd Street.

101st Street is designated in the Jordan Downs Urban Village Specific Plan as a Local Street and is dedicated to a width of 60 feet and bisects the project site. The Bureau of Engineering requires the construction of 6-foot minimum concrete sidewalks and landscaping of the parkways including any necessary removal and reconstruction of existing improvements. 102nd Street is designated in the Jordan Downs Urban Village Specific Plan as a Local Street and is dedicated to a width of 60 feet and bisects the project site. The Bureau of Engineering requires the construction of 6-foot minimum concrete sidewalks and landscaping of the parkways

including any including modified turning area within the proposed 60-foot wide right-of-way area at the easterly terminus including any necessary removal and reconstruction of existing improvements. 103rd Street is designated in the Mobility Plan as a Collector Street and is dedicated to a width of 66 feet at the project's southern street frontage. The Bureau of Engineering requires construction of a 6-foot minimum concrete sidewalk and landscaping of the parkway including any necessary removal and reconstruction of existing improvements. Grape Street is designated in the Mobility Plan as a Local Street and is dedicated to a width of 60 feet at the project's western street frontage. The Bureau of Engineering requires construction of a 6-foot minimum concrete sidewalk and landscaping of the parkway including any necessary removal and reconstruction of existing improvements.

The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that the property is located outside the flood zone.

Conditions of Approval for the design and improvement of the subdivision are required to be performed prior to the recordation of the map, building permit, grading permit, or certificate of occupancy. The Bureau of Engineering has reviewed the tract map and has issued their conditions of approval to ensure the proposed streets and improvements are satisfactory to the City engineer. Additionally, the project is conditioned to comply with parking requirements as stipulated in the adopted Jordan Downs Urban Village Specific Plan. Therefore, as conditioned, the design and improvement of the proposed subdivision is substantially consistent with the General Plan and the Jordan Downs Urban Village Specific Plan.

(c) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.

The project site is composed of generally level parcels of land totaling 25.7 gross acres. The site is not located within an Airport Hazard Zone, Coastal Zone, Very High Fire Hazard Severity Zone, Flood Zone, Hazardous Waste / Border Zone Properties, Methane Hazard Site, High Wind Velocity Areas, Special Grading Area, an Oil Wells Zone, Landslide Zone or a Tsunami Inundation Zone. The site is not located within an Alquist-Priolo Fault Zone. The nearest Fault (Newport - Inglewood Fault) is located 4.91 kilometers (3.05 miles) from the project site. The site is located within a designated Liquefaction Zone. In an interdepartmental letter dated June 18, 2019, the Department of Building and Safety, Grading Division recommends approval of the unit map, provided that prior to issuance of a permit, a design level geotechnical investigation shall be performed and submitted to the Grading Division for review and approval.

The subject site is currently developed with 63 residential buildings containing 394 public housing units and the Jordan Downs Community Center. The proposed project would demolish all existing structures and remove 95 non-protected trees (78 of which are significant trees) and 6 protected trees located on-site for Tentative Tract Map TT-82633 to merge and resubdivide 25.7 gross acres into 16 lots resulting in the redevelopment of the southern portion of the Jordan Downs Specific Plan Area to construct approximately 1,073 residential units and approximately 5.74 acres of open space in a six phase build out. The project will continue the existing use of multi-family residential structures and open space areas. The development of this tract is consistent with the Jordan Downs Urban Village Specific Plan.

The Department of Building and Safety, Zoning Division, the Bureau of Engineering, the Fire Department, the Bureau of Sanitation, and the Bureau of Street Lighting have found the subdivision satisfactory, have conditionally approved the tract map, and have imposed improvement requirements and/or conditions of approval. Therefore, as the project would continue the residential and open space use of the 25.7 acre property, the site is physically suitable for the proposed type of development.

(d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

Properties to the north in Jordan Downs Phase I (Case No. TT-78205) are zoned OS(UV), R3(UV) and RAS3(UV) with land use designations of Open Space, Medium Residential, and Neighborhood Commercial and are entitled for 250 dwelling units and 150,000 square-feet of commercial space. Properties to the east are zoned PF-UV with a land use designation of Public Facilities and are improved with the Ánimo College Preparatory Academy and David Starr Jordan Senior High School. Properties to the south across 103rd Street are zoned RD2-1 and [Q]R4-1 with a land use designation of Low Medium II Residential and are improved with one and two-story single and multi-family residential buildings. Properties to the west across Grape Street are zoned [Q]R4-1 and PF-1 with land use designations of Low Medium I Residential and Public Facilities and are developed with one and two-story single and multi-family residential buildings, a 4,848 square-foot church, and Florence Griffith Joyner Elementary School.

The tract has been approved contingent upon the satisfaction of the Department of Building and Safety, Grading Division prior to the recordation of the map and issuance of any permits. Additionally, prior to the issuance of a demolition, grading, or building permit, the project is required to comply with conditions herein and applicable requirements of the LAMC. In an interdepartmental letter dated June 18, 2019, the Department of Building and Safety, Grading Division recommends approval of the unit map, provided that prior to issuance of a permit, a design level geotechnical investigation shall be performed and submitted to the Grading Division for review and approval.

The site is located approximately 0.6 miles from the Los Angeles County Transportation Authority Blue Line's 103rd Street / Watts Towers Station and in a highly urbanized residential and industrial neighborhood. The redevelopment of this tract is an infill of an otherwise mix-density, mixed-use neighborhood. The Medium Residential land use designation and the R3(UV) zone allow residential development subject to a minimum lot area of 5,000 square-feet, and a minimum of 800 square-feet of lot area per dwelling unit (Section 12.10 LAMC). The Neighborhood Commercial land use designation and the RAS3(UV) zone allow residential development subject to a minimum lot area of 5,000 square-feet, and a minimum of 800 square-feet of lot area per dwelling unit (Section 12.10.5 LAMC). The Open Space land use designation and the OS(UV) zone allow parks and recreation facilities The proposed development of 1,073 units and 5.74 acres of open space on a 25.7 acre site in a six phase build out is below the maximum residential units allowed by the zone and below the maximum residential units allowed under the Jordan Downs Urban Village Specific Plan. The phasing of the map allows for the development of the 25.7 acre project site to occur in tandem with the physical improvements of the map including street extensions, realignments and the improvement requirements by the various city departments including the Department of Building and Safety, Zoning Division, the Department of Building and Safety, Grading Division, the Bureau of Engineering, the Fire Department, the Bureau of Sanitation, and the Bureau of Street Lighting. Therefore, as the project would be less than the maximum permitted density of the project site, the 25.7 acre project site is sufficient in size for a 1,073 unit residential development and physically suitable for the proposed density of development.

(e) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The project site is presently developed with sixty-three (63) two-story residential buildings with a combined total of three-hundred and ninety-four (394) dwelling units, and 95 non-protected trees (78 of which are significant) and 6 protected trees.

On April 17, 2013, the City of Los Angeles Certified EIR No. ENV-2010-0032-EIR, which determined that if any tree removal or other construction related activities were to occur during the nesting season, there would be the potential for violation of the federal Migratory Bird Treaty Act and other similar laws in the California Fish and Game Code protecting native bird. The Certified EIR concluded that removal of certain ornamental trees within the Specific Plan Area, could conflict with federal and State laws protecting native birds and active nests. However, the EIR determined that the impacts related to biological resources would be less than significant with the implementation of Mitigation Measure MM-18 which outlines required procedures which need to be complied with during construction, ground disturbing and vegetation removal activities.

Therefore, based on the analysis contained in the certified EIR, with the implementation of identified mitigation measures, where applicable, the proposed project would not degrade the quality of the environment the project does not have potential for substantial environmental damage.

(f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

The proposed subdivision and subsequent improvements are subject to the provisions of the Los Angles Municipal Code (e.g. the Fire Code, Planning and Zoning Code, Health and Safety Code) and the Building Code. Other health and safety related requirements as mandated by law would apply where applicable to ensure the public health and welfare (e.g. asbestos abatement, seismic safety, flood hazard management). The project is not located over hazardous materials site, or a flood hazard area. The project would place any occupants or residents near a hazardous materials site or involve the use or transport of hazardous materials or substances.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

(g) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

The subdivision includes easements for sewer access and drainage purposes. The Bureau of Engineering has conditioned the replacement of public sanitary sewer systems and public drainage systems within the proposed public streets to be merged (vacated with this map) and constructed within suitable easements prior to recordation of the final map or in accordance with the improvements required in each phase of the map, satisfactory to the City Engineer. In addition, the Bureau of Engineering has condition any existing public sanitary sewer and public drainage easements under the City Engineer's jurisdiction be permitted to be merged with the remainder of the tract map pursuant to Section 66499.20.2 of the State Government Code.

(h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local

climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements. The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation. The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Tentative Tract No. 82633

THE FOLLOWING NOTES ARE FOR INFORMATIONAL PURPOSES AND ARE NOT CONDITIONS OF APPROVAL OF THIS TRACT:

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05-N of the Los Angeles Municipal Code (LAMC).

Note: If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission or Area Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Downtown	**San Fernando Valley**	**West Los Angeles**
Figueroa Plaza 201 North Figueroa Street, 4th Floor Los Angeles, CA 90012 (213) 482-7077	Marvin Braude San Fernando Valley Constituent Service Center 6262 Van Nuys Boulevard, Rm 251 Van Nuys, CA 91401 (818) 374-5050	West Los Angeles Development Services Center 1828 Sawtelle Boulevard, 2nd Floor Los Angeles, CA 90025 (310) 231-2598

Forms are also available on-line at http://planning.lacity.org

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

VINCENT P. BERTONI, AICP
Advisory Agency

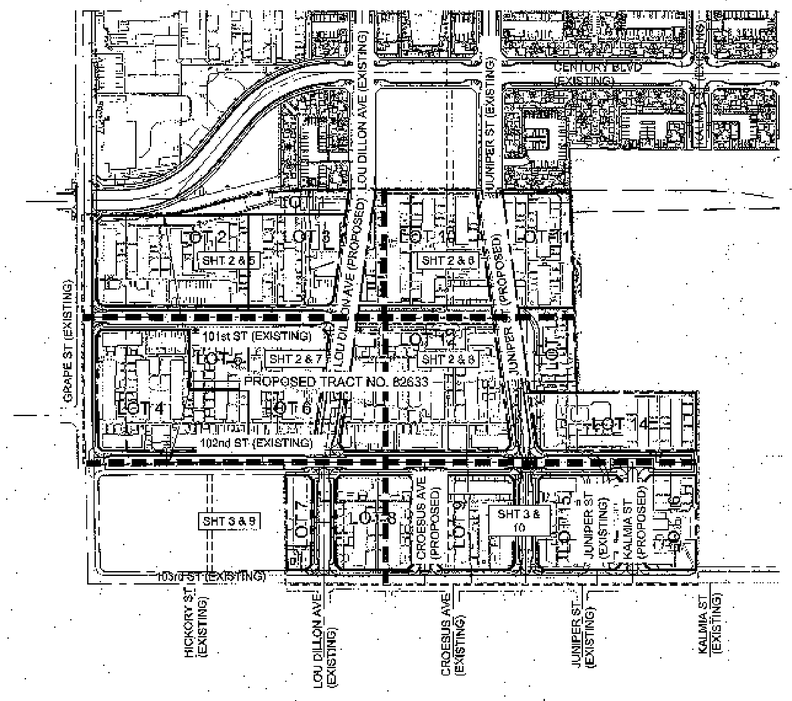
Alan Como, AICP
Deputy Advisory Agency
VPB:MS:AC:SMG

TENTATIVE TRACT MAP NO. 82633

FOR SUBDIVISION PURPOSES

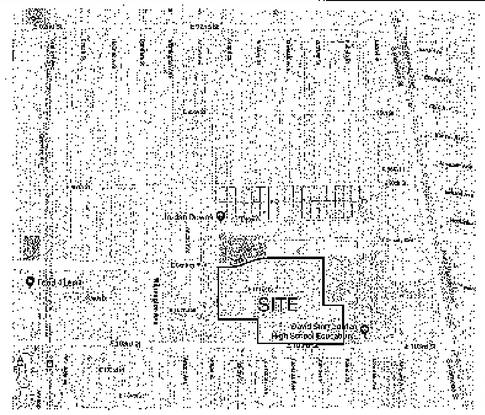
IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES,

STATE OF CALIFORNIA



VICINITY & INDEX MAP

1"=150'



LOCATION MAP

NTS

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, CITY OF LOS ANGELES AND DESCRIBED AS FOLLOWS:

PARCEL 1: APN: 6046-021-917; 6046-021-918; 6046-021-916

LOTS 4, 5, 6, 7 AND 8 OF TRACT NO. 15154, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 540 PAGE 49 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDERS OF SAID COUNTY.

EXCEPT FROM THAT PORTION LYING NORTHERLY OF THE WESTERLY PROLONGATION OF THAT CERTAIN LINE OF SAID LOT HAVING A BEARING OF NORTH 89°58'44" WEST AND A LENGTH OF 150 FEET OF LOT 5.

ALSO EXCEPT FROM THAT PORTION OF SAID TRACT, NOT INCLUDED WITHIN NEVADA VILLA TRACT, AS PER MAP RECORDED IN BOOK 6 PAGE 180 OF MAPS, ALL URANIUM, THORIUM, AND ALL OTHER MATERIALS ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIAL CONTAINED IN WHATEVER CONCENTRATION IN DEPOSITS, AS RESERVED BY THE UNITED STATES OF AMERICA IN DEED RECORDED DECEMBER 30, 1952 IN BOOK 40822 PAGE 378 OF OFFICIAL RECORDS.

PARCEL 2: APN: 6046-021-908

PORTION OF LOT 5 OF TRACT NO. 15154, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 540 PAGE 49 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDERS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 5 OF SAID TRACT LYING NORTHERLY OF THE WESTERLY PROLONGATION OF THAT CERTAIN LINE OF SAID LOT HAVING A BEARING OF NORTH 89°58'44" WEST AND LENGTH OF 150 FEET.
EXCEPT FROM THAT PORTION OF SAID TRACT, NOT INCLUDED WITHIN NEVADA VILLA TRACT, AS PER MAP RECORDED IN BOOK 6 PAGE 180 OF MAPS, ALL URANIUM, THORIUM, AND ALL OTHER MATERIALS ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIAL CONTAINED IN WHATEVER CONCENTRATION IN DEPOSITS, AS RESERVED BY THE UNITED STATES OF AMERICA IN DEED RECORDED DECEMBER 30, 1952 IN BOOK 40822 PAGE 378 OF OFFICIAL RECORDS.

APN: 6046-021-915, 6046-021-916, 6046-021-917 AND 6046-021-908

AREA CALCULATIONS:

GROSS AREA (TO CENTERLINE ABUTTING STREET) = 25.209 ACRES

PROPOSED STREET DEDICATION = 3.502 ACRES
PROPOSED STREET VACATION = 1.315 ACRES

NET AREA:
LOT 1 = 0.419 ACRES
LOT 2 = 1.899 ACRES
LOT 3 = 1.132 ACRES
LOT 4 = 1.993 ACRES
LOT 5 = 0.483 ACRES
LOT 6 = 0.187 ACRES
LOT 7 = 0.327 ACRES
LOT 8 = 0.982 ACRES
LOT 9 = 0.987 ACRES
LOT 10 = 1.832 ACRES
LOT 11 = 1.000 ACRES
LOT 12 = 3.092 ACRES
LOT 13 = 0.588 ACRES
LOT 14 = 1.281 ACRES
LOT 15 = 1.059 ACRES
LOT 16 = 0.670 ACRES

GENERAL NOTES:

1. GENERAL LAND USE: MEDIUM RESIDENTIAL, NEIGHBORHOOD COMMERCIAL, OPEN SPACE
2. SPECIFIC PLAN AREA: JORDAN DOWNS URBAN VILLAGE
3. SUBJECT PROPERTY IS SERVED BY PUBLIC GAS, WATER, ELECTRIC, PHONE AND SEWER UTILITIES CURRENTLY IN PLACE.
4. PROJECT IS IN LIQUEFACTION ZONE
5. SIX (6) PROTECTED TREES EXIST ON THIS SITE. SEE TREE EXHIBIT ON SHEET 18.
6. UNIT & PARKING SUMMARY:

LOT 1
OPEN SPACE – N/A

LOT 2
81 UNITS

LOT 3
92 UNITS

LOT 4
108 UNITS – 102 PARKING SPACES

LOT 5
OPEN SPACE – N/A

LOT 6
112 UNITS – 88 PARKING SPACES

LOT 7
32 UNITS – 24 PARKING SPACES

LOT 8
88 UNITS – 72 PARKING SPACES

LOT 9
96 UNITS – 72 PARKING SPACES

LOT 10
OPEN SPACE – N/A

LOT 11
98 UNITS – 74 PARKING SPACES

LOT 12
OPEN SPACE – N/A

LOT 13
58 UNITS – 44 PARKING SPACES

LOT 14
126 UNITS – 95 PARKING SPACES

LOT 15
104 UNITS – 78 PARKING SPACES

LOT 16
65 UNITS – 49 PARKING SPACES

ZONING INFORMATION

USE/ZONE: R3(UV)
RAS3(UV)
OS(UV)

NOTE: NO CHANGE TO PROPOSED ZONING.

FLOOD HAZARD STATEMENT

SAID PROPERTY IS NOT INCLUDED IN A FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THE FLOOD ZONE DESIGNATION IS OUTSIDE ZONE X. COMMUNITY PANEL NO. 0637C1805F.

BENCHMARK

1985 ADJUSTMENT PER NGVD 1929

BM#18-02550 ELEV=105.075'
BM#18-02880 ELEV=108.900'

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING ALONG THE CENTERLINE OF GRAPE STREET BETWEEN NINETY-SEVENTH STREET AND CENTURY BOULEVARD BEING NORTH 00°17'47" EAST, PER CITY OF LOS ANGELES, CITY ENGINEER FILE, BOOK 41230, PAGE 67.

OWNER

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

2600 WILSHIRE BLVD., 4TH FLOOR
LOS ANGELES, CA 90057
Tel: (213) 252-5157
Fax: (213)22-7215

CONTACT: JULIE KLAKAN

DEVELOPER

THE MICHAELS ORGANIZATION I, LP

16501 VENTURA BOULEVARD, SUITE 400
ENCINO, CA 91436
TEL: (213) 392-7745

CONTACT: KEDIA BOULWARE

CIVIL ENGINEER

FUSCOE ENGINEERING

16795 VON KARMAN, AVE. SUITE 100
IRVINE, CA. 92606
TEL: (949) 474-1960
FAX: (949) 474-5315

CONTACT: DEBRA SCHALES

SITE ADDRESS

10010-10018 S GRAPE STREET (EVEN)
10001-10131 S GRAPE STREET (EVEN)
2001-2241 E 101ST STREET (ODD)
2002-2198 E 101ST STREET (EVEN)
2203-2241 E 102ND STREET (ODD)
2100-2198 E 102ND STREET (EVEN)
2205-2217 E 103RD STREET (ODD)
10101-10223 S JUNIPER STREET (ODD)
10102-10232 S JUNIPER STREET (EVEN)
2100 E CENTURY BLVD

LOS ANGELES CA, 90002

LOS ANGELES DEPARTMENT OF CITY PLANNING
MAILED PER PLANNING
DIRECTOR'S MEMO

MAY 01 2019

☐ REVISED MAP ☐ EXTENSION OF TIME
☐ FINAL MAP ☐ UNIT ☐ DESIGNED
DEPUTY/ASSISTANT DIRECTOR

SHEET INDEX:

TITLE SHEET 1
TENTATIVE TRACT MAP 2–3
TYPICAL STREET SECTIONS 3
PHASING MAP 4
CONCEPTUAL GRADING & UTILITY PLAN 5–10
PHASE 1–6 IMPROVEMENTS 11–16
POWER: POLE PLAN 17
TREE EXHIBIT 18
TITLE CONSTRAINTS MAP 19

NO.	DATE	REVISIONS	APP'D.	DATE

PREPARED BY:
FUSCOE ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
949.474.1960 | FAX 949.474.5315 | www.fuscoe.com
DEBRA V. SCHALES RCE#43101 03/01/2019 DATE

TENTATIVE TRACT MAP

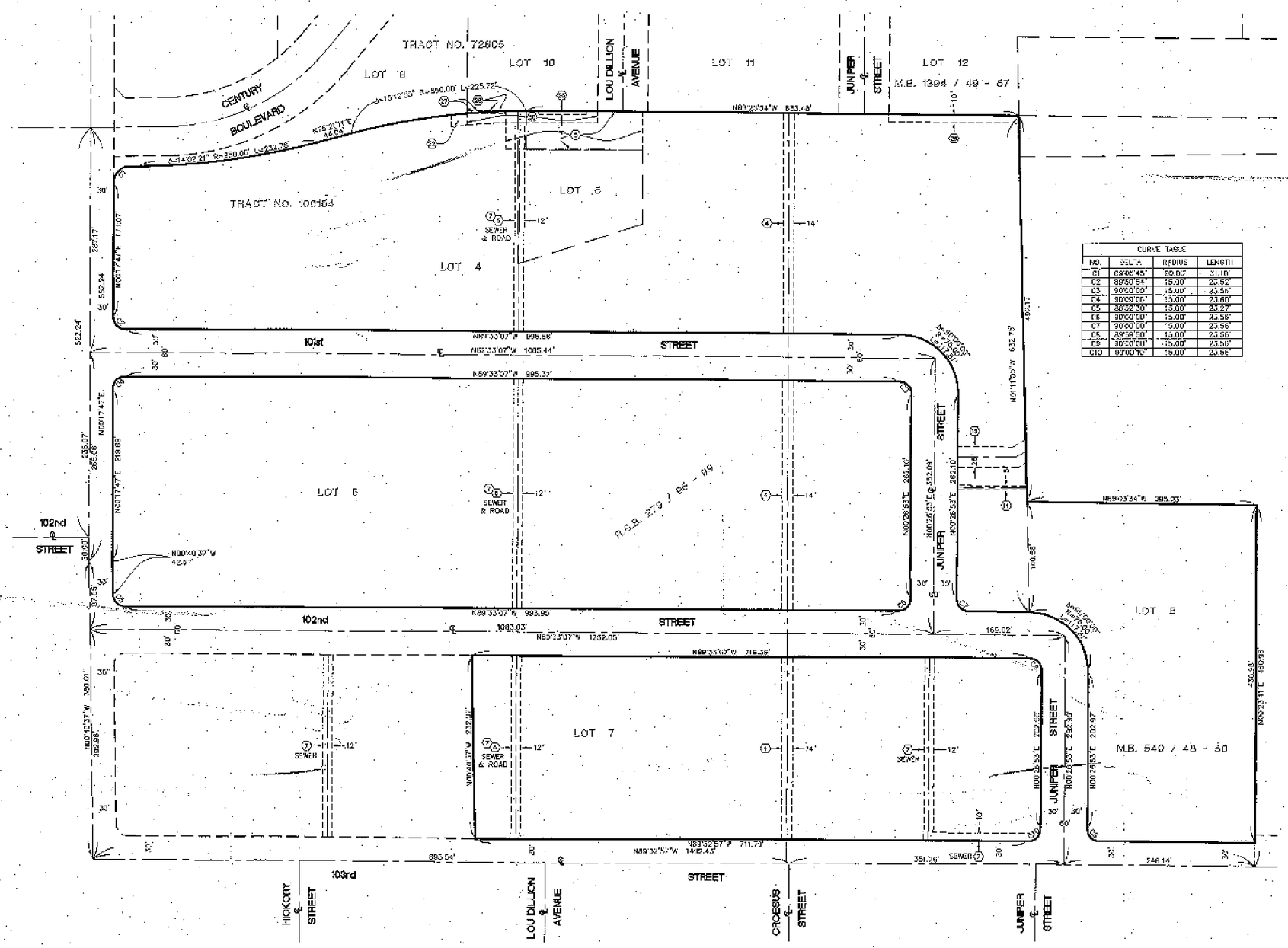
TITLE SHEET

TTM NO. 82633
FOR SUBDIVISION PURPOSES
10010 - 10018 S. GRAPE ST

DRAWN:	KC
DESIGN:	DVS
CHECKED:	DVS
SCALE:	AS SHOWN
JOB NO.:	1595-002
DATE:	05/01/2019
SHEET	1 OF 19

PLAN SET: A 05/01/2019 JORDAN DOWNS SUBDIVISION - SOUTH TENTATIVE TRACT MAP 82633

TITLE CONSTRAINTS MAP



CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	89°55'45"	20.00'	31.10'
C2	88°50'54"	15.00'	23.52'
C3	90°00'00"	15.00'	23.56'
C4	90°09'06"	15.00'	23.60'
C5	88°32'30"	15.00'	23.27'
C6	90°00'00"	15.00'	23.56'
C7	90°00'00"	15.00'	23.56'
C8	89°59'50"	15.00'	23.56'
C9	90°00'00"	15.00'	23.56'
C10	90°00'10"	15.00'	23.56'

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, CITY OF LOS ANGELES AND DESCRIBED AS FOLLOWS:

PARCEL 1: APN: 5045-021-017, 5045-021-018, 5045-021-019

LOTS 4, 5, 6, 7 AND 8 OF TRACT NO. 18155, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 340 PAGE 43 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDERS OF SAID COUNTY.

EXCEPT FROM THAT PORTION LYING NORTHERLY OF THE WESTERLY PROLONGATION OF THAT CERTAIN LINE OF SAID LOT HAVING A BEARING OF NORTH 89°59'44" WEST AND A LENGTH OF 100 FEET OF LOT 5.

ALSO EXCEPT FROM THAT PORTION OF SAID TRACT, NOT INCLUDED WITHIN NEVADA VILLA TRACT, AS PER MAP RECORDED IN BOOK 6 PAGE 100 OF MAPS, ALL URANIUM, THORIUM, AND ALL OTHER MATERIALS ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIAL CONTAINED IN WHATEVER CONCENTRATION IN DEPOSITS, AS RESERVED BY THE UNITED STATES OF AMERICA, IN DEED RECORDED DECEMBER 30, 1952 IN BOOK 43622 PAGE 398 OF OFFICIAL RECORDS.

PARCEL 2: APN: 5045-021-020

Bottom 10' of lot 3 of Tract No. 18155, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 340 Page 43 of Maps, in the office of the County Recorders of said County, more particularly described as follows:

That portion of lot 3 of said tract lying northerly of the "westerly" prolongation of that certain line of said lot having a bearing of North 89°59'44" West and length of 100 feet.
Except from that portion of said tract, not included within Nevada Villa Tract, as per map recorded in Book 6 Page 100 of Maps, all uranium, thorium, and all other materials essential to the production of fissionable material contained in whatever concentration in deposits, as reserved by the United States of America, in deed recorded December 30, 1952 in Book 43622 Page 398 of Official Records.

APN: 5045-021-017, 5045-021-018, 5045-021-019, AND 5045-021-020

TITLE REPORT:

BOUNDARY AND EASEMENTS SHOWN HEREON ARE PER STEWART TITLE COMPANY ORDER NO. 1000020261, DATED AS OF MARCH 19, 2019. THE ITEMS REFERRED TO BELOW ARE EXCEPTIONS TO COVERAGE AS LISTED IN SCHEDULE B OF SAID REPORT.

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER IN THE BOARD SAID LAND, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

2. AN EASEMENT FOR PIPE LINES, WIRES, OVERHEAD AND UNDERGROUND CONDUITS AND GUYS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF CITY OF LOS ANGELES, A MUNICIPAL CORPORATION AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 15, 1956 AS INSTRUMENT NO. 2024 IN BOOK 51 PAGE 4 OF OFFICIAL RECORDS, AFFECTS SAID LAND.

   SAID WATER AFFECTS: LOT 5

   SURVEYOR'S NOTE: NOT PLOTTABLE AS DESCRIBED.

3. AN EASEMENT FOR DRAINAGE AND THE RIGHTS TO CONSTRUCT, MAINTAIN AND USE A DRAINAGE DITCH CHANNEL COVERED CONDUITS OR PIPE FOR DRAINAGE PURPOSES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF COUNTY OF LOS ANGELES AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 16841 PAGE 101 OF OFFICIAL RECORDS, AFFECTS SAID LAND.

   SAID WATER AFFECTS: LOTS 4, 6 & 7

   SURVEYOR'S NOTE: DOES NOT AFFECT. LIES N LOT 3 OF TRACT 18155.

(4) AN EASEMENT FOR DRAINAGE AND THE RIGHTS TO CONSTRUCT, MAINTAIN AND USE A DRAINAGE DITCH CHANNEL COVERED CONDUITS OR PIPE FOR DRAINAGE PURPOSES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF COUNTY OF LOS ANGELES AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 16825 PAGE 100 OF OFFICIAL RECORDS, AFFECTS SAID LAND.

   SAID WATER AFFECTS: LOTS 4, 6 & 7

(5) AN EASEMENT FOR HIGHWAY PURPOSES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF LOS ANGELES CITY SCHOOL DISTRICT AS SET FORTH IN A DOCUMENT RECORDED OCTOBER, 1969 IN BOOK 45330 PAGE 382 OF OFFICIAL RECORDS, AFFECTS SAID LAND.

   SAID WATER AFFECTS: LOTS 4 AND 5

(6) AN EASEMENT OR OTHER PROVISIONS FOR THE PURPOSE OF PUBLIC RIGHTS AND RIGHTS INCIDENTAL THERETO AS SHOWN ON THE RECORDED TRACT NO. 18155 IN BOOK 340 PAGE 43 OF MAPS, WHICH AFFECTS SAID LAND.

(7) AN EASEMENT OR OTHER PROVISIONS FOR THE PURPOSE OF PUBLIC UTILITY AND WATER LINES PURPOSE AND RIGHTS INCIDENTAL THERETO AS SHOWN ON THE RECORDED TRACT NO. 18155 IN BOOK 340 PAGE 43 OF MAPS, WHICH AFFECTS SAID LAND.

8. THE FOLLOWING RESTRICTIONS CONTAINED ON SAID TRACT NO. 18155:

   BE IT HEREBY MADE AND DEDICATE TO CITY OF LOS ANGELES FOREVER, FOR THE USE OF THE DEPARTMENT OF WATER AND POWER OF THE CITY OF LOS ANGELES, PUBLIC PERMANENT EASEMENTS AND RIGHTS OF WAY, FOR THE CONSTRUCTION, OPERATION, MAINTENANCE AND REMOVAL AND REMOVAL AND REPLACEMENT, AT ANY TIME AND FROM TIME TO TIME, OF LINES OF PIPE, OR VAULTS, MANHOLES, SERVICE AND DISTRIBUTION CONNECTIONS AND OR ALL APPURTENANCES, STRUCTURES AND EQUIPMENT NECESSARY OR CONVENIENT THERETO, AND THE USE, USE AND OPERATION, ON AND OVER THE EASEMENT AREA FOR A RIGHT OF WAY, WITHOUT OBSTRUCTION, NO INTERFERENCE IN ANY MANNER OF EVERY SORT AND TYPE OF MACHINERY AND EQUIPMENT NECESSARY OR CONVENIENT FOR SUCH CONSTRUCTION, MAINTENANCE, REMOVAL AND REPLACEMENT, FOR THE PURPOSES OF TRANSPORTING, RECEIVING AND DISTRIBUTING WATER, IN, UNDER, AND OVER AND ACROSS EACH AND EVERY STRIP OF LAND SHOWN AND DESCRIBED ON SAID MAP AS A WATER LINE RIGHT OF WAY. NO MANHOLES OR OTHER STRUCTURES SHALL EVER BE PLACED, CONSTRUCTED OR MAINTAINED WITHIN ANY SUCH RIGHT OF WAY, EXPRESSLY EXCEPTING HEREFROM ANY AND ALL RIGHTS OF EASEMENT GRANTED TO CONSUMERS WATER COMPANY, PER DEED RECORDED IN BOOK 40801 PAGE 35 OF OFFICIAL RECORDS, OF LOS ANGELES COUNTY.

   SURVEYOR'S NOTE: BOOK 40801, PAGE 35 DOES NOT AFFECT. EASEMENT LIES WITHIN LOT 1, TRACT NO. 18154

9. AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY AS SET FORTH IN A DOCUMENT RECORDED MAY 24, 1956 AS INSTRUMENT NO. 2901 OF OFFICIAL RECORDS.

   SAID WATER AFFECTS A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

   SURVEYOR'S NOTE: DOES NOT AFFECT.

12. AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF CITY OF LOS ANGELES, A MUNICIPAL CORPORATION AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 15, 1956 AS INSTRUMENT NO. 3034 OF OFFICIAL RECORDS, AFFECTS SAID LAND.

   SURVEYOR'S NOTE: NOT PLOTTABLE AS DESCRIBED, IN NAVIGATION HOUSE.

(14) AN EASEMENT FOR STREET AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE LOS ANGELES UNIFIED SCHOOL DISTRICT OF LOS ANGELES COUNTY AS SET FORTH IN A DOCUMENT RECORDED JUNE 23, 1964 AS INSTRUMENT NO. 3101 OF OFFICIAL RECORDS, AFFECTS SAID LAND.

16. A COVENANT AND AGREEMENT WHICH PROVIDES THAT THE LAND AFFECTED SHALL BE SOLD AS ONE PARCEL AND THAT NO PORTION SHALL BE SOLD SEPARATELY, IN FAVOR OF CITY OF LOS ANGELES, RECORDED MAY 2, 1991 AS INSTRUMENT NO. 91-1000686 OF OFFICIAL RECORDS.

   THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY FUTURE OWNERS, SUCCESSORS, HEIRS OR ASSIGNS AND SHALL CONTINUE IN EFFECT UNTIL THE PROPER AGENCY APPROVES ITS TERMINATION.

(10) THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "EASEMENT AGREEMENT" DATED MARCH 21, 2002, BY AND BETWEEN THE HOUSING AUTHORITY OF THE CITY OF LOS ANGELES, A PUBLIC BODY, CORPORATE AND POLITIC AND THE LOS ANGELES UNIFIED SCHOOL DISTRICT UPON THE TERMS THEREIN PROVIDED RECORDED MAY, 2002 AS INSTRUMENT NO. 20 [illegible] OF OFFICIAL RECORDS.

(22) A COVENANT AND AGREEMENT, BUT OMITTING, EXCEPT TO THE EXTENT PERMITTED BY ANY APPLICABLE FEDERAL OR STATE LAW, COVENANTS OR RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, NATIONAL ORIGIN, HANDICAP, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME, DISABILITY, MEDICAL CONDITION, OR OTHER UNLAWFUL BASIS, UPON THE TERMS AND CONDITIONS THEREIN EXECUTED BY HOUSING AUTHORITY OF THE CITY OF LOS ANGELES, IN FAVOR OF THE CITY OF LOS ANGELES, RECORDED MARCH 19, 2018 AS INSTRUMENT NO. 20180000[illegible] OF OFFICIAL RECORDS.

   THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY FUTURE OWNERS, SUCCESSORS, HEIRS OR ASSIGNS AND SHALL CONTINUE IN EFFECT UNTIL THE PROPER AGENCY APPROVES ITS TERMINATION.

(23) A COVENANT AND AGREEMENT, BUT OMITTING, EXCEPT TO THE EXTENT PERMITTED BY ANY APPLICABLE FEDERAL OR STATE LAW, COVENANTS OR RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, NATIONAL ORIGIN, HANDICAP, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME, DISABILITY, MEDICAL CONDITION, OR OTHER UNLAWFUL BASIS, UPON THE TERMS AND CONDITIONS THEREIN EXECUTED BY HOUSING AUTHORITY OF THE CITY OF LOS ANGELES, IN FAVOR OF CITY OF LOS ANGELES, RECORDED MARCH 19, 2018 AS INSTRUMENT NO. 20180000[illegible] OF OFFICIAL RECORDS.
   THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY FUTURE OWNERS, SUCCESSORS, HEIRS OR ASSIGNS AND SHALL CONTINUE IN EFFECT UNTIL THE PROPER AGENCY APPROVES ITS TERMINATION.

   SURVEYOR'S NOTE: SAID EASEMENT IS PLOTTED HEREON, BUT LIES NORTH OF OUR PROPERTY LINE.

(24) A COVENANT AND AGREEMENT, BUT OMITTING, EXCEPT TO THE EXTENT PERMITTED BY ANY APPLICABLE FEDERAL OR STATE LAW, COVENANTS OR RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, NATIONAL ORIGIN, HANDICAP, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME, DISABILITY, MEDICAL CONDITION, OR OTHER UNLAWFUL BASIS, UPON THE TERMS AND CONDITIONS THEREIN EXECUTED BY HOUSING AUTHORITY OF THE CITY OF LOS ANGELES, IN FAVOR OF CITY OF LOS ANGELES, RECORDED MARCH 19, 2018 AS INSTRUMENT NO. 20180000[illegible] OF OFFICIAL RECORDS.
   THIS COVENANT AND AGREEMENT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON ANY FUTURE OWNERS, SUCCESSORS, HEIRS OR ASSIGNS AND SHALL CONTINUE IN EFFECT UNTIL THE PROPER AGENCY APPROVES ITS TERMINATION.

LOS ANGELES CITY PLANNING
SUBMITTED FOR FILING
☑ TENTATIVE MAP
MAY 9 | 2019
☐ REVISED MAP ☐ EXTENSION OF TIME
☐ FINAL MAP UNIT ☐ ACCEPTED
BY FILING AGENCY AGENCY

PREPARED BY ME OR UNDER MY DIRECTION:

JERRY E. [illegible], LS 5347 — DATE: 4/30/2019

LICENSED LAND SURVEYOR — JERRY E. [illegible] — LS 5347 — STATE OF CALIFORNIA

LEGEND:

- PROPERTY LINE
- RIGHT OF WAY LINE
- LOT LINES
- CENTERLINE
- EASEMENT LINE
- (E) DENOTES PLOTTED EASEMENT

SCALE: 1" = 60'

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING ALONG THE CENTERLINE OF GRAPE STREET BETWEEN NINETY-SEVENTH STREET AND CENTURY BOULEVARD BEING NORTH 00°17'47" EAST, PER CITY OF LOS ANGELES, CITY ENGINEER FIELD BOOK 41230, PAGE 87.

RECORD BOUNDARY NOTE:

BOUNDARY SHOWN HEREON WAS COMPILED FROM R.S.B. 279, PAGES 86 THROUGH 89, SURVEYED BY FUSCOE ENGINEERING IN DECEMBER 2015.

NO.	DATE	REVISIONS	APP'D.	DATE

PREPARED BY:

FUSCOE ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
949.474.1960 • Fax 949.474.5315 • www.fuscoe.com

DEBRA V. SCHALES — RCE#43101 — DATE: 05/01/2019

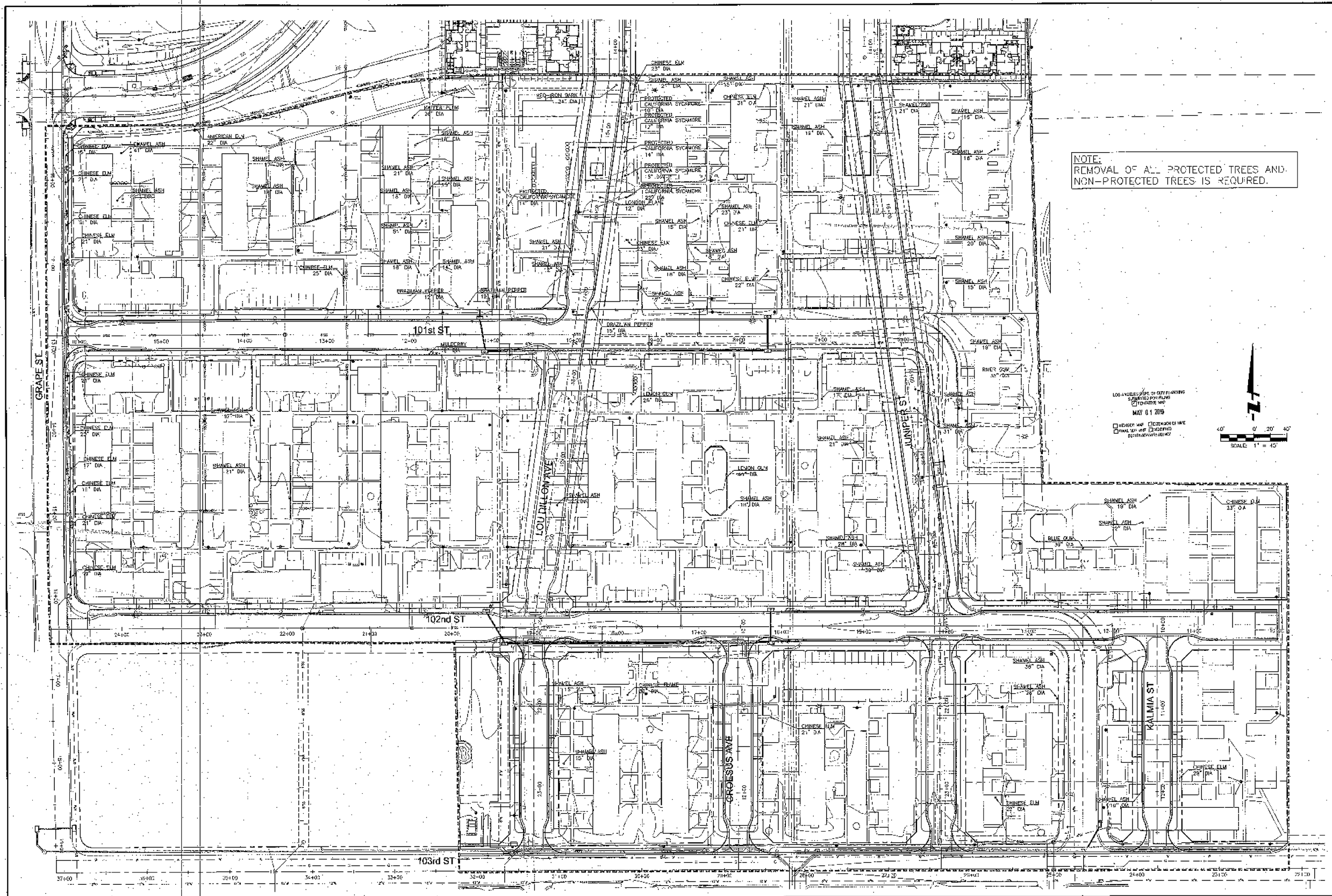
TENTATIVE TRACT MAP

TITLE CONSTRAINTS MAP

TTM NO. 82633
FOR SUBDIVISION PURPOSES
10010 - 10018 S. GRAPE ST

DRAWN:	KC
DESIGN:	DVS
CHECKED:	DVS
SCALE:	AS SHOWN
JOB NO.:	1583-002
DATE:	05/01/2019
SHEET	19 OF 19

SUBDIVISION NAME: SUBDIVISION - SOUTH
TENTATIVE TRACT MAP 82633
PLAN SET: A
05/01/2019



NOTE:
REMOVAL OF ALL PROTECTED TREES AND NON-PROTECTED TREES IS REQUIRED.

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
☑ TENTATIVE MAP
MAY 01 2019
☐ REVISED MAP ☐ EXTENSION OF TIME
☐ FINAL MAP VERIFY ☐ MODIFIED
DEPUTY DEPARTMENT OF CITY

SCALE: 1" = 40'

PLAN SET: A

05/01/2019

NO.	DATE	REVISIONS	APP'D.	DATE

PREPARED BY:
FUSCOE
ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
tel 949.474.1960 • fax 949.474.3815 • www.fuscoe.com
DENNA V. SCHALES #CE#43101 05/01/2019 DATE

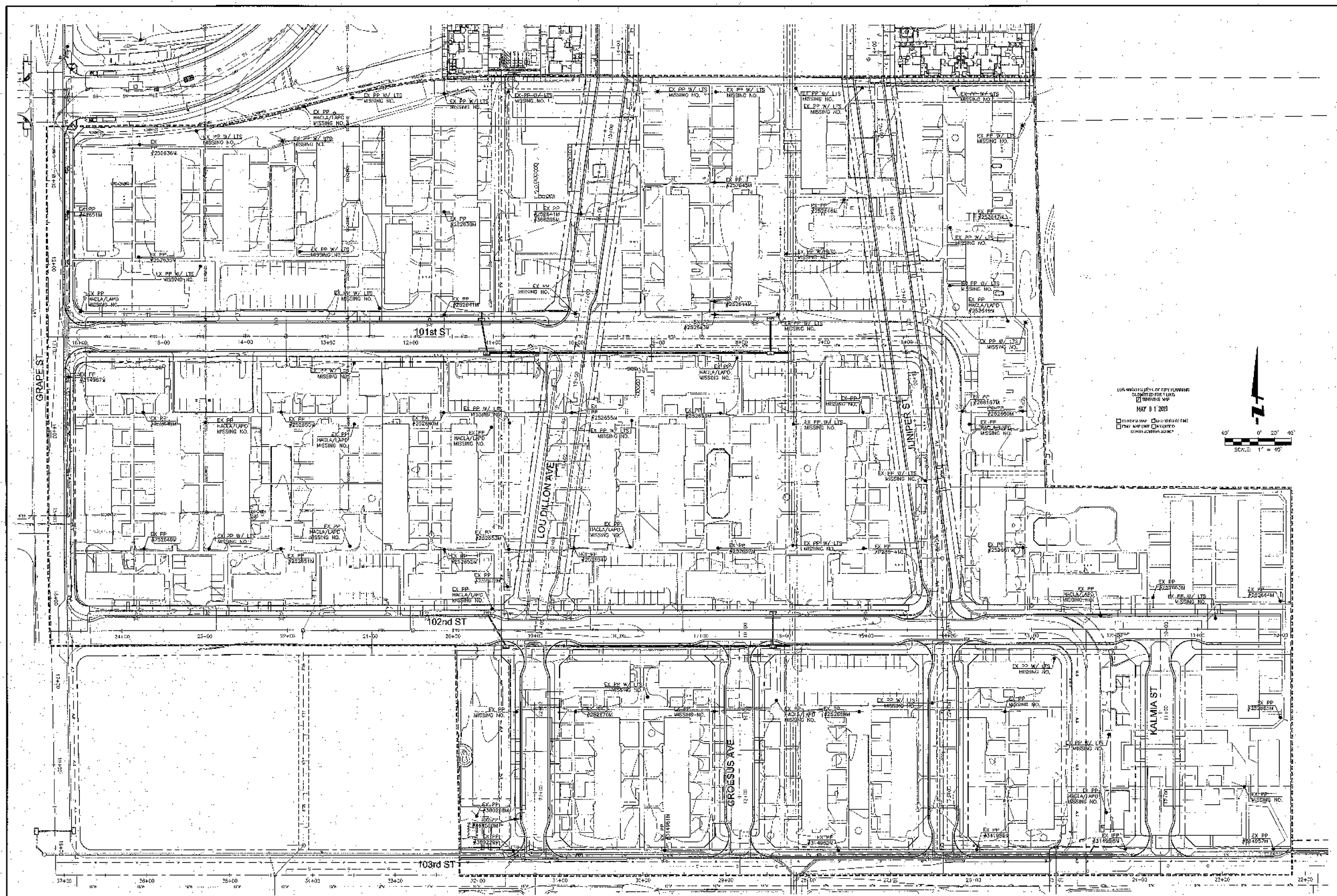
TENTATIVE TRACT MAP

TREE EXHIBIT

TTM NO. 82633
FOR SUBDIVISION PURPOSES
10010 - 10018 S. GRAPE ST

DRAWN:	KC
DESIGN:	DVS
CHECKED:	DVS
SCALE:	AS SHOWN
JOB NO.:	1585-002
DATE:	05/01/2019

SHEET 18 OF 19



NO.	DATE	REVISIONS	APP'D.	DATE

PREPARED BY:
FUSCOE ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
tel 949.474.1960 | fax 949.474.5315 | www.fuscoe.com
05/01/2019
DEBRA V. SCHALES RCE#43101 DATE

TENTATIVE TRACT MAP

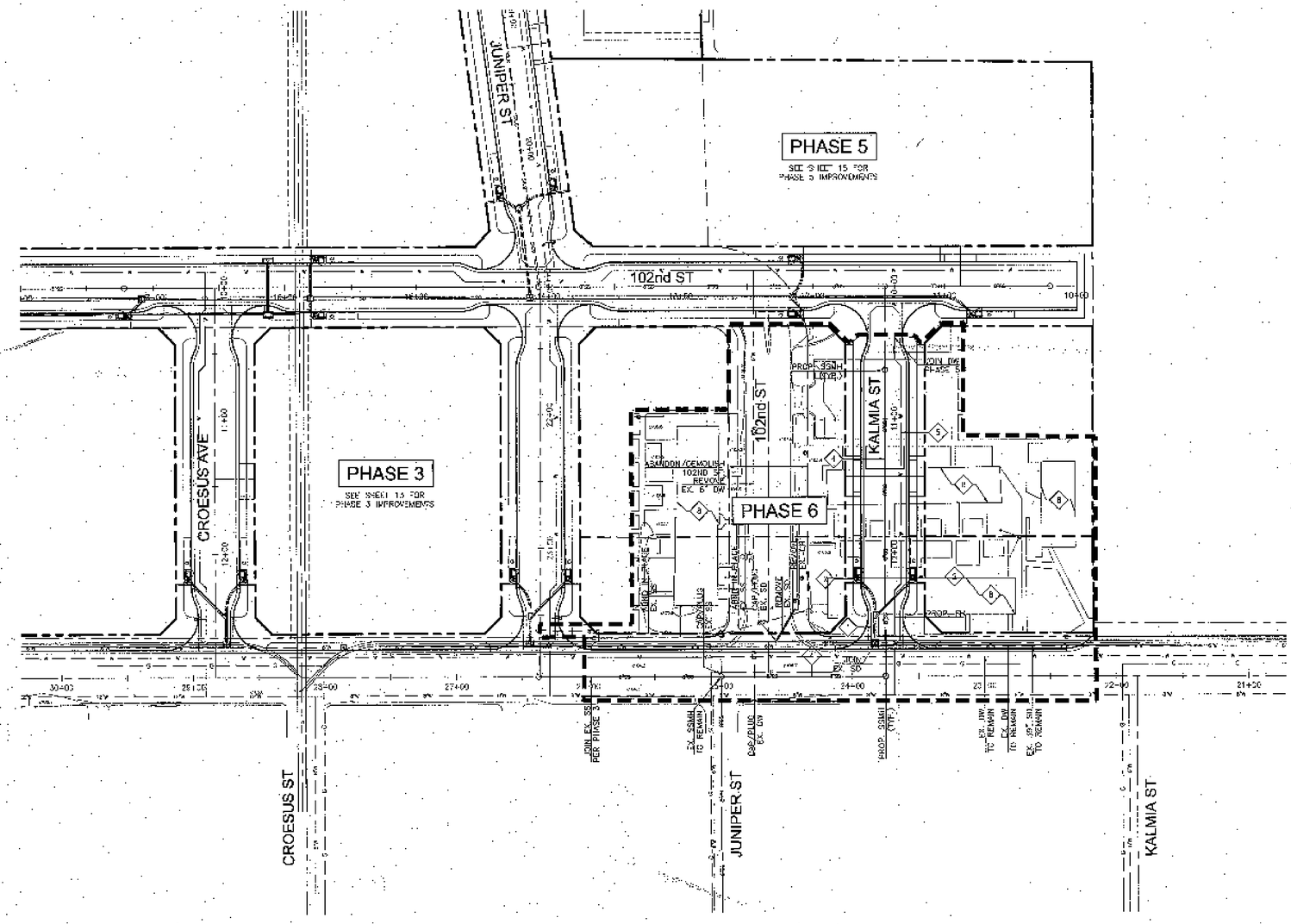
POWER POLE PLAN

TTM NO. 82633
FOR SUBDIVISION PURPOSES
10010 - 10018 S. GRAPE ST

DRAWN:	KC
DESIGN:	DVS
CHECKED:	DVS
SCALE:	AS SHOWN
JOB NO.:	1563-002
DATE:	05/01/2019

SHEET 17 OF 19

PLAN SET: A | 05/01/2019 | JORDAN DOWNS SUBDIVISION - SOUTH TENTATIVE TRACT MAP NO.82633



ABBREVIATIONS

ABND	ABANDONED	FF	FINISHED FLOOR	℄	PROPERTY LINE
ASPH	ASPHALT CONCRETE	FL	FLOW LINE	PCC	POINT OF CONNECTION
AVE	AVENUE	FS	FINISHED SURFACE	RCB	REINFORCED CONCRETE BOX
BCR	BEGINNING OF CURVE RETURN	FW	FIRE WATER	R/W	RIGHT OF WAY
BLDG	BUILDING	GB	GRADE BREAK	S	SLOPE
BLVD	BOULEVARD	HP	HIGH POINT	S/O	SOUTH OF
BVC	BEGIN VERTICAL CURVE	INV	INVERT	SD	STORM DRAIN
BW	BACK OF WALK	JS	JUNCTION STRUCTURE	SS	SANITARY SEWER
CB	CATCH BASIN	LACFCD	LA COUNTY FLOOD CONTROL DISTRICT	SSMH	SEWER MANHOLE
℄	CENTERLINE	LP	LOW POINT	ST	STREET
DWY	DRIVEWAY	LTS	LIGHTS	TC	TOP OF CURB
E/O	EAST OF	MWS	MODULAR WETLAND SYSTEM	TEMP	TEMPORARY
ECR	END OF CURVE RETURN	NO.	NUMBER	TMH	TOP OF MANHOLE
ESMT	EASEMENT	N/O	NORTH OF	TTM	TENTATIVE TRACT MAP
EVC	END VERTICAL CURVE	PL	PLACE	TYP	TYPICAL
EX	EXISTING	PROP	PROPOSED	W/O	WEST OF
				W/	WITH

LEGEND

EXISTING CATCH BASIN	CENTERLINE
EXISTING FIRE HYDRANT	EXISTING R/W OR ℄
EXISTING SEWER/STORMDRAIN MANHOLE	PROPOSED R/W OR ℄
EXISTING TELEPHONE MANHOLE	EXISTING LOT LINE
EXISTING SIGN	PROPOSED LOT LINE
EXISTING STREET LIGHT	EXISTING ZONING LINE
EXISTING STREET LIGHT PULL BOX	LIMIT OF PHASE CONSTRUCTION
EXISTING WATER METER	MATCHLINE
EXISTING TREE/BRUSH	EXISTING SEWER LINE
EXISTING POWER POLE	EXISTING STORM DRAIN LINE
EXISTING MWS	EXISTING WATER LINE
EXISTING STORM TRAP	EXISTING CABLE TV LINE
PROPOSED MWS	EXISTING ELECTRIC LINE
PROPOSED STORM TRAP	EXISTING GAS LINE
PROPOSED STORM DRAIN J.S./MH	EXISTING TELEPHONE LINE
PROPOSED SEWER MANHOLE	PROPOSED SEWER LINE
PROPOSED FIRE HYDRANT	PROPOSED STORM DRAIN LINE
(000.00) EXISTING ELEVATION	PROPOSED WATER LINE
000.00 PROPOSED ELEVATION	

LOS ANGELES COUNTY DEPT OF REGIONAL PLANNING
SUBMITTED FOR FILING
☑ TENTATIVE MAP
MAY 0 6 2019
☐ REVISED MAP ☐ EXTENSION OF TIME
☐ FINAL MAP FOR ☐ RECORDED
☐ TENTATIVE/ADVISORY AGENCY

SCALE: 1" = 40'

CONSTRUCTION NOTES

No.	DESCRIPTION
1	CONSTRUCT APPROXIMATELY 85LF OF STORM DRAIN AND APPURTENANCES
4	CONSTRUCT APPROXIMATELY 45LF OF SEWER LINE AND APPURTENANCES
5	CONSTRUCT APPROXIMATELY 275LF OF DOMESTIC WATER LINE AND APPURTENANCES
8	EXISTING BUILDING TO BE DEMOLISHED

NOTE:
ALL SEWERS TO BE ABANDONED IN PLACE UNLESS CONFLICT WITH OVEREXCAVATION, PROPOSED UTILITIES, AND/OR LANDSCAPING/TREES.

NO.	DATE	REVISIONS	APP'D.	DATE

PREPARED BY:
FUSCOE ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
tel 949.474.1960 | fax 949.474.5515 • www.fuscoe.com
05/01/2019
DEREK V. SCHAUB RCE#40101 DATE

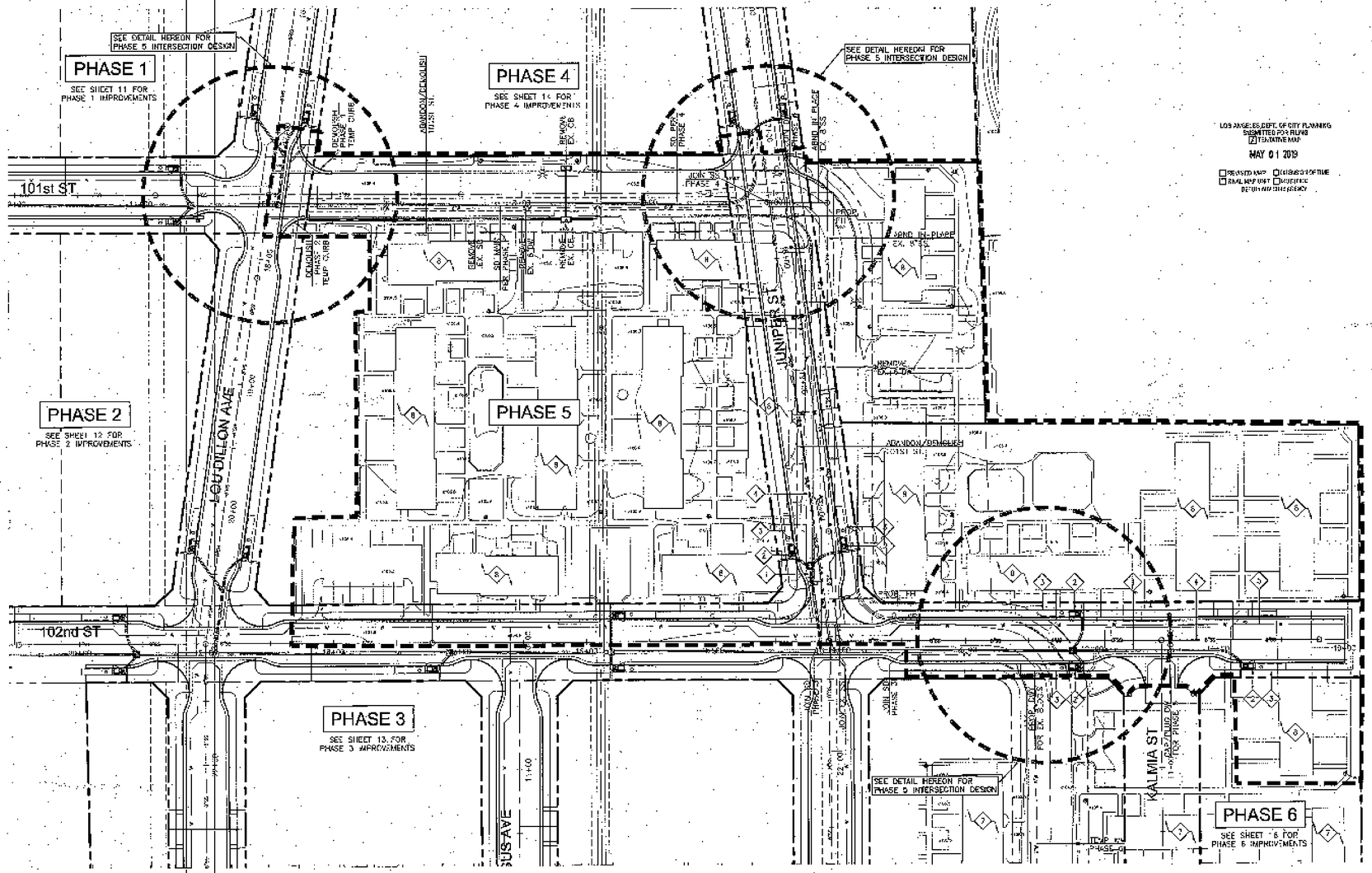
TENTATIVE TRACT MAP

PHASE 6 IMPROVEMENTS

TTM NO. 82833
FOR SUBDIVISION PURPOSES
10010 - 10018 S. GRAPE ST

DRAWN:	KC
DESIGN:	DVS
CHECKED:	DVS
SCALE:	AS SHOWN
JOB NO.:	15R01-002
DATE:	05/01/2019
SHEET	16 OF 19

PLAN SET: A | 05/01/2019 | TENTATIVE TRACT MAP REVISED



ABBREVIATIONS

ABND	ABANDONED	FF	FINISHED FLOOR	P	PROPERTY LINE
ASPH	ASPHALT CONCRETE	FL	FLOW LINE	POC	POINT OF CONNECTION
AVE	AVENUE	FS	FINISHED SURFACE	RCB	REINFORCED CONCRETE BOX
BCR	BEGINNING OF CURVE RETURN	FW	FIRE WATER	R/W	RIGHT OF WAY
BLDG	BUILDING	GB	GRADE BREAK	S	SLOPE
BLVD	BOULEVARD	HP	HIGH POINT	S/O	SOUTH OF
BVC	BEGIN VERTICAL CURVE	INV	INVERT	SD	STORM DRAIN
BW	BACK OF WALK	JB	JUNCTION STRUCTURE	SS	SANITARY SEWER
CB	CATCH BASIN	LACFCD	LA COUNTY FLOOD CONTROL DISTRICT	SSMH	SEWER MANHOLE
℄	CENTERLINE	LP	LOW POINT	ST	STREET
DWY	DRIVEWAY	LTS	LIGHTS	TC	TOP OF CURB
E/O	EAST OF	MWS	MODULAR WETLAND SYSTEM	TEMP	TEMPORARY
ECR	END OF CURVE RETURN	NO.	NUMBER	TMH	TOP OF MANHOLE
ESMT	EASEMENT	N/O	NORTH OF	TTM	TENTATIVE TRACT MAP
EVC	END VERTICAL CURVE	PL	PLACE	TYP	TYPICAL
EX	EXISTING	PROP	PROPOSED	W/O	WEST OF
				W/	WITH

LEGEND

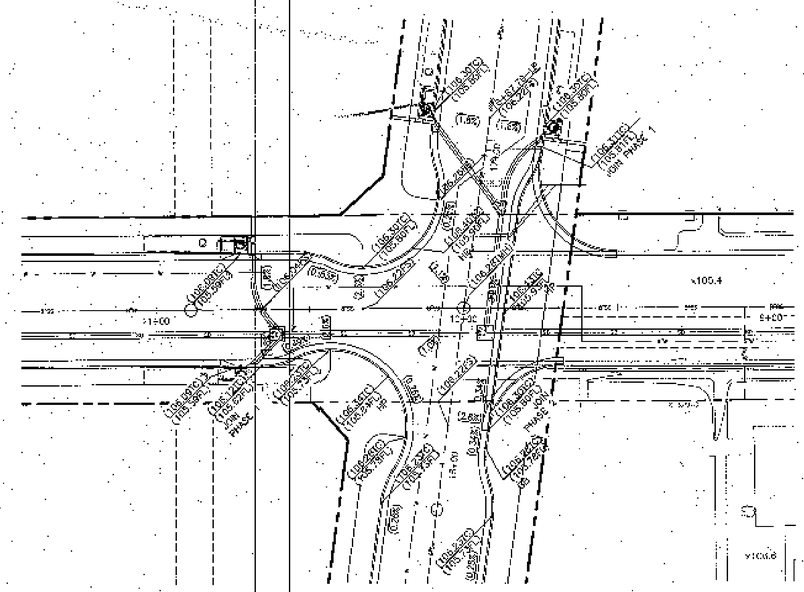
EXISTING CATCH BASIN	CENTERLINE
EXISTING FIRE HYDRANT	EXISTING R/W OR ℄
EXISTING SEWER/STORMDRAIN MANHOLE	PROPOSED R/W OR ℄
EXISTING TELEPHONE MANHOLE	EXISTING LOT LINE
EXISTING SIGN	PROPOSED LOT LINE
EXISTING STREET LIGHT	EXISTING ZONING LINE
EXISTING STREET LIGHT PULLBOX	LIMIT OF PHASE CONSTRUCTION
EXISTING WATER METER	MATCHLINE
EXISTING TREE/BRUSH	EXISTING SEWER LINE
EXISTING POWER POLE	EXISTING STORM DRAIN LINE
EXISTING WMS	EXISTING WATER LINE
EXISTING STORM TRAP	EXISTING CABLE TV LINE
PROPOSED WMS	EXISTING ELECTRIC LINE
PROPOSED STORM TRAP	EXISTING GAS LINE
PROPOSED STORM DRAIN J.S./MH	EXISTING TELEPHONE LINE
PROPOSED SEWER MANHOLE	PROPOSED SEWER LINE
PROPOSED FIRE HYDRANT	PROPOSED STORM DRAIN LINE
(000.00) EXISTING ELEVATION	PROPOSED WATER LINE
000.00 PROPOSED ELEVATION	

CONSTRUCTION NOTES

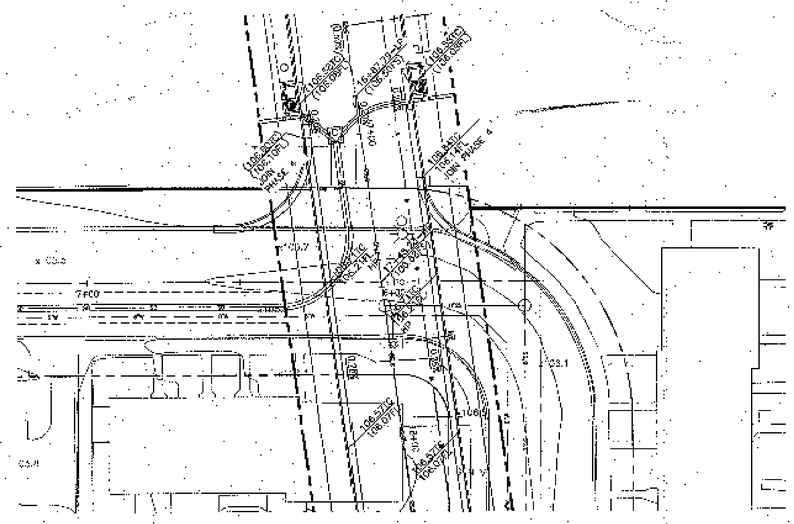
No.	DESCRIPTION
1	CONSTRUCT APPROXIMATELY 4000 LF STORM DRAIN AND APPURTENANCES
2	CONSTRUCT MODULAR WETLANDS SYSTEM
3	CONSTRUCT STORMTRAP
4	CONSTRUCT APPROXIMATELY 735LF OF SEWER LINE AND APPURTENANCES
5	CONSTRUCT APPROXIMATELY 725LF OF DOMESTIC WATER LINE AND APPURTENANCES
7	EXISTING BUILDING TO REMAIN
8	EXISTING BUILDING TO BE DEMOLISHED

NOTE:
ALL SEWERS TO BE ABANDONED IN PLACE UNLESS A CONFLICT WITH OVEREXCAVATION, PROPOSED UTILITIES, AND/OR LANDSCAPING/TREES.

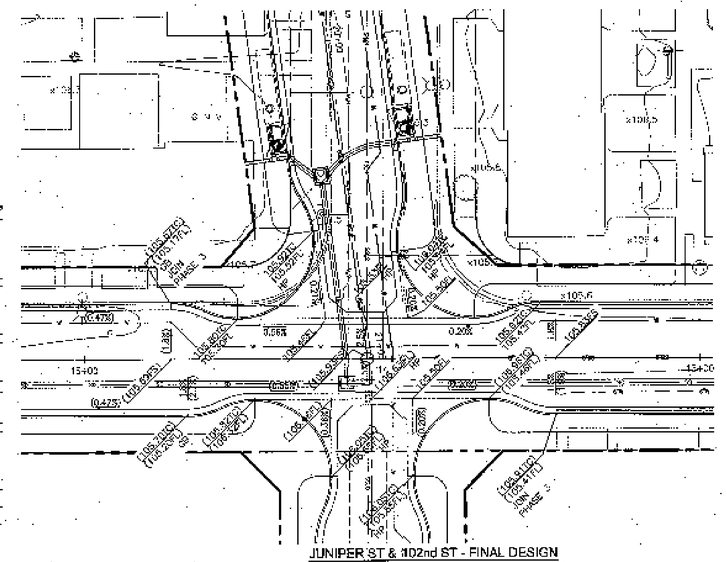
SCALE: 1" = 40'



LOU DILLON AVE & 102nd ST - FINAL DESIGN
SCALE 1"=20'



JUNIPER ST & 101st ST- FINAL DESIGN
SCALE: 1"=20'



JUNIPER ST & 102nd ST - FINAL DESIGN
SCALE: 1"=20'

SCALE: 1" = 20'

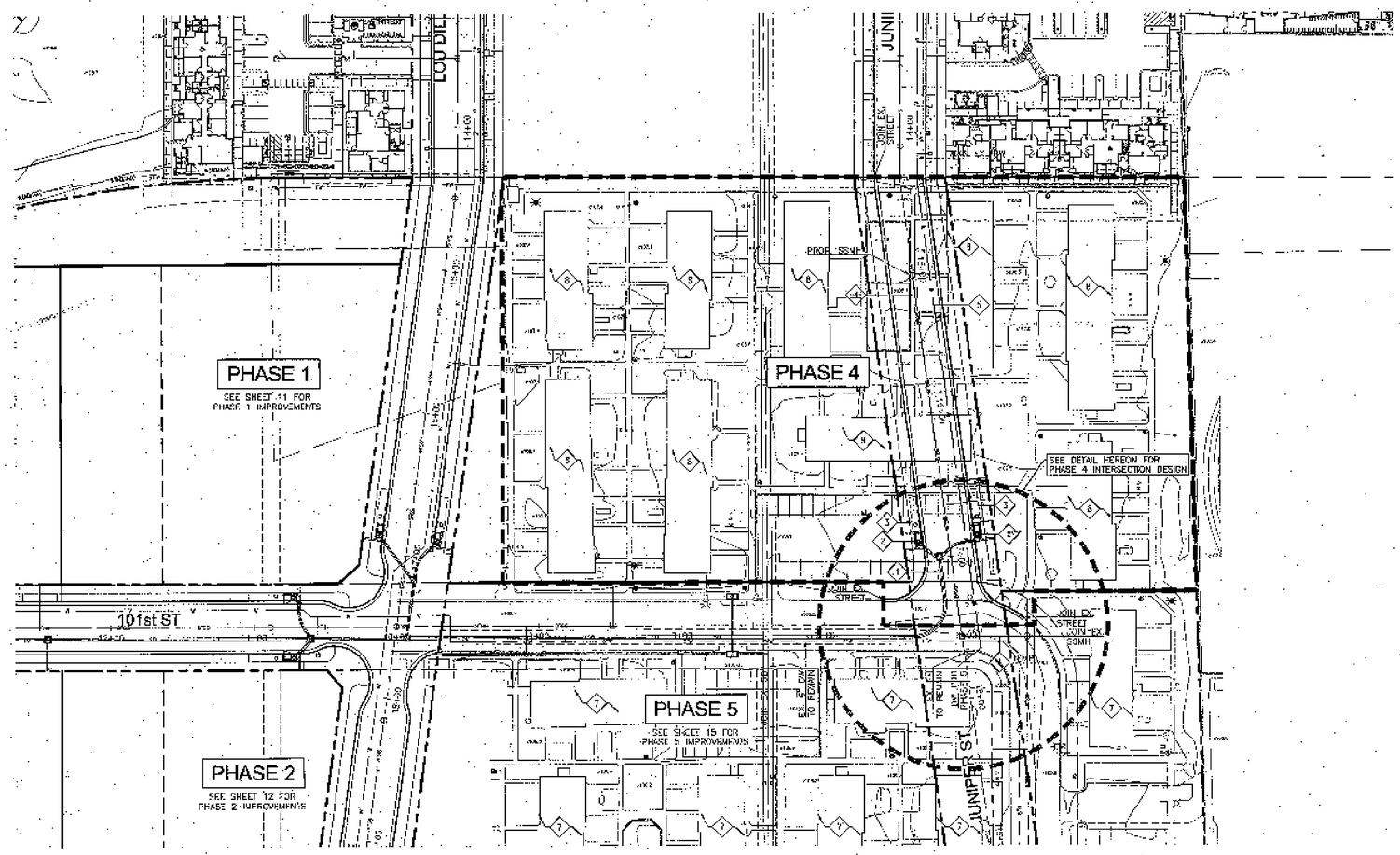
NO.	DATE	REVISIONS	APP'D.	DATE

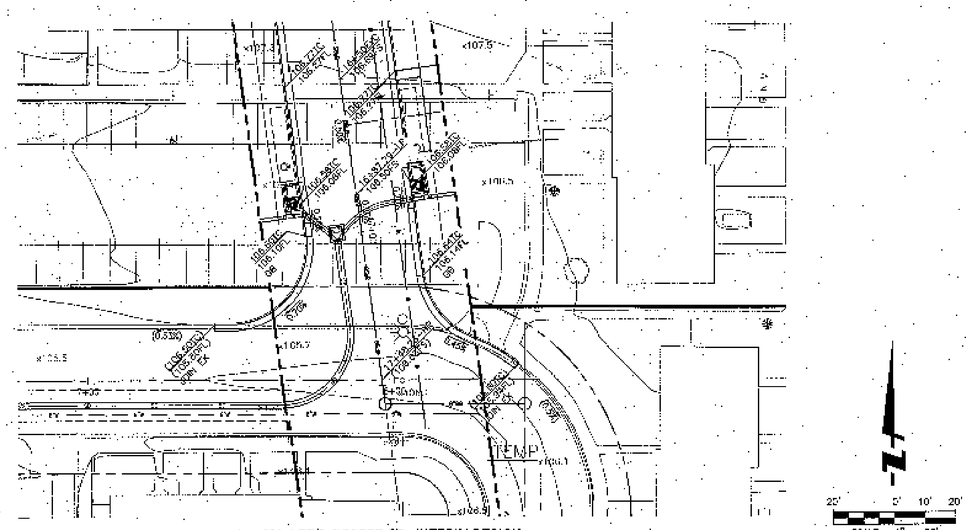
PREPARED BY:
FUSCOE ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315 • www.fuscoe.com
DEBRA V. SCHAMS RCE43101 05/01/2019 DATE

TENTATIVE TRACT MAP
PHASE 5 IMPROVEMENTS
TTM NO. 82633
FOR SUBDIVISION PURPOSES
10010 - 10018 S. GRAPE ST

DRAWN:	KC
DESIGN:	DVS
CHECKED:	DVS
SCALE:	AS SHOWN
JOB NO.:	1563-002
DATE:	05/01/2019
SHEET	15 OF 19

PLAN SET: A | 05/01/2019 | DEPARTMENTS/SUBDIVISION/1563-002/TT1 TENTATIVE TRACT MAP.DWG





101st ST & JUNIPER ST - INTERIM DESIGN
SCALE: 1"=20'

CONSTRUCTION NOTES

No.	DESCRIPTION
1	CONSTRUCT APPROXIMATELY 215LF OF STORM DRAIN AND APPURTENANCES
2	CONSTRUCT MODULAR WETLANDS SYSTEM
3	CONSTRUCT STORMTRAP
4	CONSTRUCT APPROXIMATELY 300LF OF SEWER LINE AND APPURTENANCES
5	CONSTRUCT APPROXIMATELY 345LF OF DOMESTIC WATER LINE AND APPURTENANCES
7	EXISTING BUILDING TO REMAIN
8	EXISTING BUILDING TO BE DEMOLISHED

NOTE:
ALL SEWERS TO BE ABANDONED IN PLACE UNLESS A CONFLICT WITH OVEREXCAVATION, PROPOSED UTILITIES, AND/OR LANDSCAPING/TREES.

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
☑ TENTATIVE MAP
MAY 01 2019
☐ REVISED MAP ☐ EXTENSION OF TIME
☐ FINAL MAP UNIT ☐ ANSWERED
DEPUTY ADVISORY AGENCY

NO.	DATE	REVISIONS	APP'D.	DATE

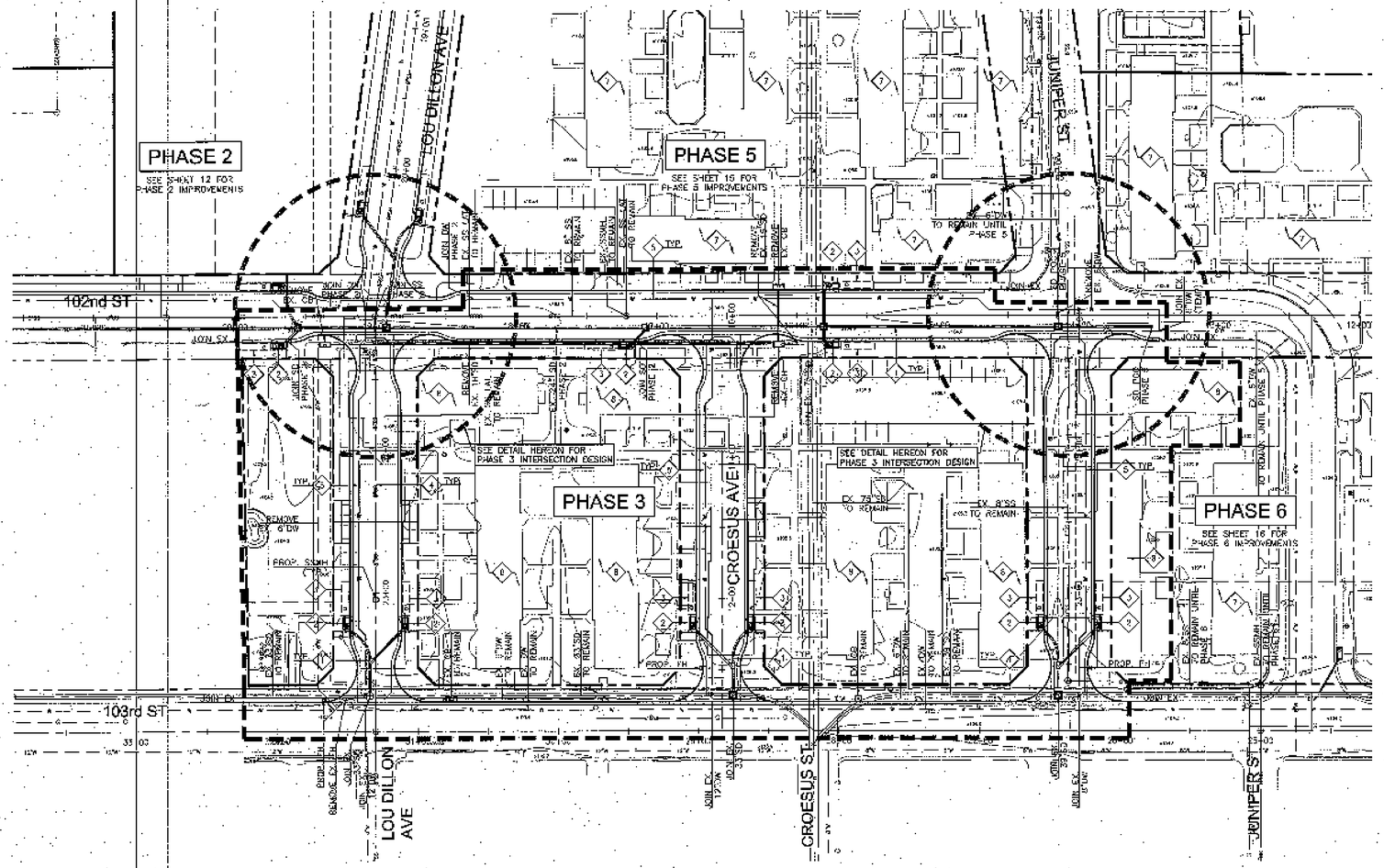
PREPARED BY:
FUSCOE ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
tel 949.474.1960 fax 949.474.5315 www.fuscoe.com
05/01/2019
DEBRA V. SCHALES LCE#45101 DATE

TENTATIVE TRACT MAP
PHASE 4 IMPROVEMENTS
TTM NO. 82633
FOR SUBDIVISION PURPOSES
10010 - 10018 S. GRAPE ST

DRAWN:	KC
DESIGN:	DVS
CHECKED:	DVS
SCALE:	AS SHOWN
JOB NO.:	1505-002
DATE:	05/01/2019

SHEET 14 OF 19

PLAN SET: A 05/01/2019
JORDAN DONNIS SUBDIVISION - SOUTH
TENTATIVE TRACT MAP 82633



CONSTRUCTION NOTES

NO.	DESCRIPTION
1	CONSTRUCT APPROXIMATELY 340LF OF STORM DRAIN LINE AND APPURTENANCES
2	CONSTRUCT MODULAR WETLAND SYSTEM
3	CONSTRUCT STORMTRAP
4	CONSTRUCT APPROXIMATELY 200LF OF SEWER LINE AND APPURTENANCES
5	CONSTRUCT APPROXIMATELY 1,470LF OF DOMESTIC WATER LINE AND APPURTENANCES
6	CONSTRUCT TEMPORARY WATER METER
7	EXISTING BUILDING TO REMAIN
8	EXISTING BUILDING TO BE DEMOLISHED

NOTE:
ALL SEWERS TO BE ABANDONED IN PLACE UNLESS CONFLICT WITH OVEREXCAVATION, PROPOSED UTILITIES, AND/OR LANDSCAPING/TREES.

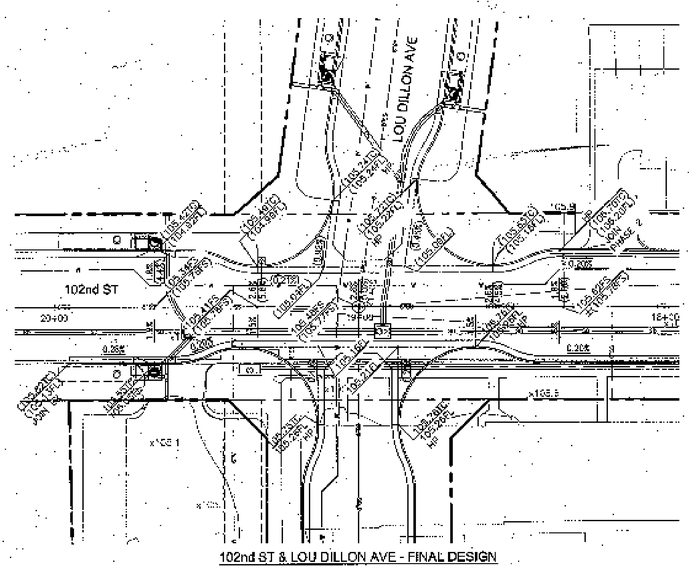
LOS ANGELES DEPT. OF CITY PLANNING - SUBMITTED FOR FILING
☑ TENTATIVE MAP
MAY 01 2019
☐ REVISED MAP ☐ EXTENSION OF TIME
☐ FINAL MAP UNIT ☐ MODIFIED
(CITY ADMINISTRATOR AGENCY)

ABBREVIATIONS

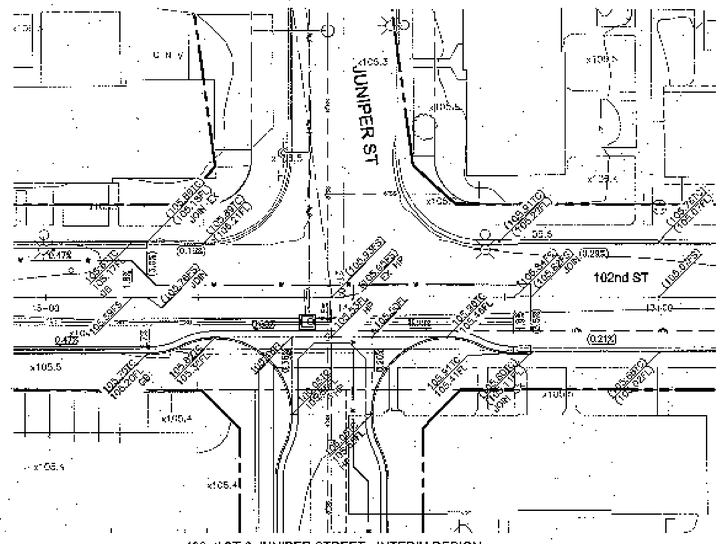
ABND	ABANDONED	FF	FINISHED FLOOR	℄	PROPERTY LINE
ASPH	ASPHALT CONCRETE	FL	FLOW LINE	PUC	POINT OF CONNECTION
AVE	AVENUE	FS	FINISHED SURFACE	RCB	REINFORCED CONCRETE BOX
BCR	BEGINNING OF CURVE RETURN	FW	FIRE WALK	R/W	RIGHT OF WAY
BLDG	BUILDING	GB	GRADE BREAK	S	SLOPE
BLVD	BOULEVARD	HP	HIGH POINT	S/O	SOUTH OF
BVC	BEGIN VERTICAL CURVE	INV	INVERT	SD	STORM DRAIN
SW	BACK OF WALK	JS	JUNCTION STRUCTURE	SS	SANITARY SEWER
CB	CATCH BASIN	LACFCD	LA COUNTY FLOOD CONTROL DISTRICT	SSMH	SEWER MANHOLE
℄	CENTERLINE	LP	LOW POINT	ST	STREET
DWY	DRIVEWAY	LTS	LIGHTS	TC	TOP OF CURB
E/O	EAST OF	MWS	MODULAR WETLAND SYSTEM	TEMP	TEMPORARY
EOR	END OF CURVE RETURN	NO.	NUMBER	TMH	TOP OF MANHOLE
ESMT	EASEMENT	N/O	NORTH OF	TTM	TENTATIVE TRACT MAP
EVC	END VERTICAL CURVE	PL	PLACE	TYP	TYPICAL
EX	EXISTING	PROP	PROPOSED	W/O	WEST OF
				W/	WITH

LEGEND

	EXISTING CATCH BASIN
	EXISTING FIRE HYDRANT
	EXISTING SEWER/STORMDRAIN MANHOLE
	EXISTING TELEPHONE MANHOLE
	EXISTING SIGN
	EXISTING STREET LIGHT
	EXISTING STREET LIGHT PULLBOX
	EXISTING WATER METER
	EXISTING TREE/BRUSH
	EXISTING POWER POLE
	EXISTING MWS
	EXISTING STORM TRAP
	PROPOSED MWS
	PROPOSED STORM TRAP
	PROPOSED STORM DRAIN JS/MH
	PROPOSED SEWER MANHOLE
	PROPOSED FIRE HYDRANT
(000.00)	EXISTING ELEVATION
000.00	PROPOSED ELEVATION
	CENTERLINE
	EXISTING R/W OR ℄
	PROPOSED R/W OR ℄
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING ZONING LINE
	LIMIT OF PHASE CONSTRUCTION
	MATCHLINE
	EXISTING SEWER LINE
	EXISTING STORM DRAIN LINE
	EXISTING WATER LINE
	EXISTING CABLE TV LINE
	EXISTING ELECTRIC LINE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	PROPOSED SEWER LINE
	PROPOSED STORM DRAIN LINE
	PROPOSED WATER LINE



102nd ST & LOU DILLON AVE - FINAL DESIGN



102nd ST & JUNIPER STREET - INTERIM DESIGN
SCALE: 1"=20'

NO.	DATE	REVISIONS	APP'D.	DATE

PREPARED BY:
FUSCOE
ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
tel 949.474.1960 • fax 949.474.5515 • www.fuscoe.com
DEBRA K. SCHALES RCE#43101 06/01/2019 DATE

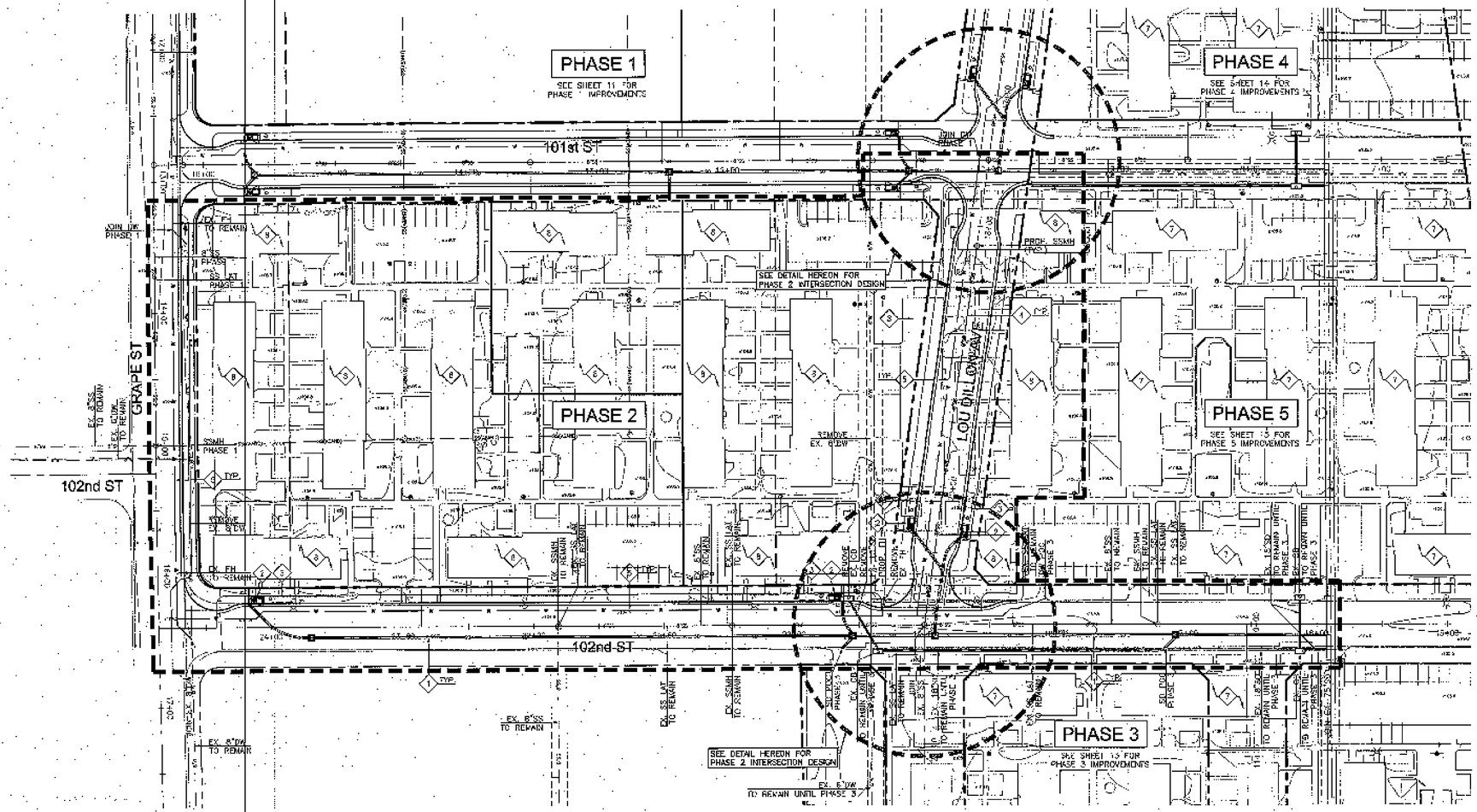
TENTATIVE TRACT MAP

PHASE 3 IMPROVEMENTS

TTM NO. 82633
FOR SUBDIVISION PURPOSES
10010 - 10018 S. GRAPE ST

DRAWN:	KZ
DESIGN:	DKS
CHECKED:	DKS
SCALE:	AS SHOWN
JOB NO.:	1585-002
DATE:	06/01/2019
SHEET	13 OF 19

PLAN SET: A | 05/01/2019 | JOEBOY DOWNS SUBDIVISION - SOUTH (TENTATIVE TRACT MAP NO. 82633)



CONSTRUCTION NOTES

NO.	DESCRIPTION
1	CONSTRUCT APPROXIMATELY 800LF OF STORM DRAIN LINE AND APPURTENANCES
2	CONSTRUCT MODULAR WETLAND SYSTEM
3	CONSTRUCT STORMTRAP
4	CONSTRUCT APPROXIMATELY 280LF OF SEWER LINE AND APPURTENANCES
5	CONSTRUCT APPROXIMATELY 1,315LF OF DOMESTIC WATER LINE AND APPURTENANCES
6	CONSTRUCT TEMPORARY WATER METER
7	EXISTING BUILDING TO REMAIN
8	EXISTING BUILDING TO BE DEMOLISHED

NOTE:
ALL SEWERS TO BE ABANDONED IN PLACE UNLESS CONFLICT WITH OVEREXCAVATION, PROPOSED UTILITIES, AND/OR LANDSCAPING/TREES.

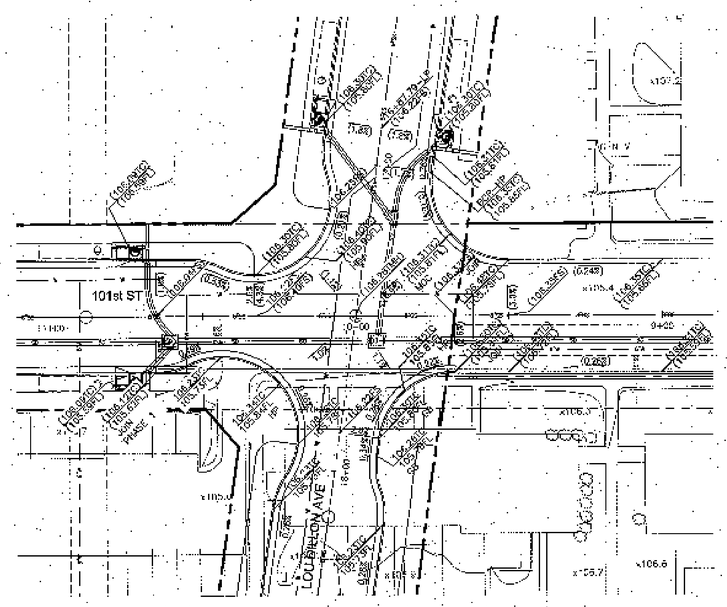
LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR PUBLIC
☐ FOR TENTATIVE MAP
MAY 01 2019
☐ REVISED MAP ☐ EXTENSION OF TIME
☐ FINAL MAP MAP ☐ ENGROSSED
DEPUTY/ADVISORY AGENCY

ABBREVIATIONS

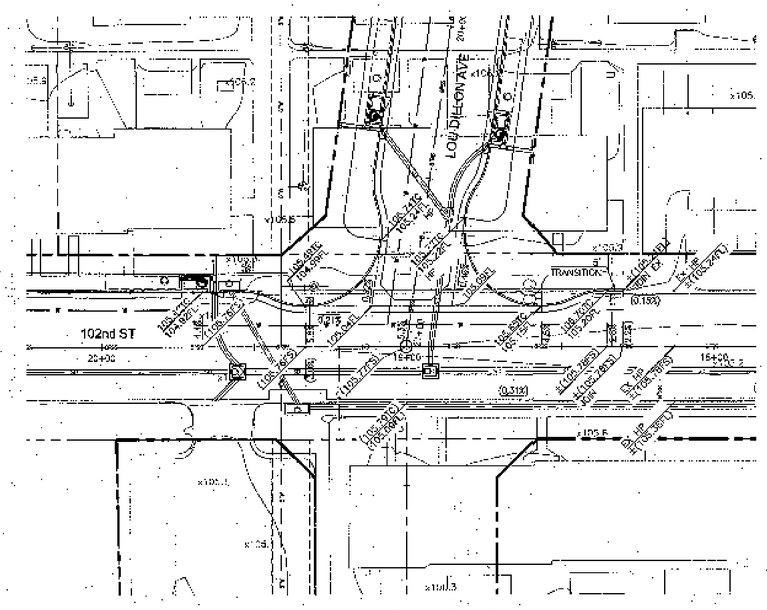
ABND	ABANDONED	FF	FINISHED FLOOR	℄	PROPERTY LINE
ASPH	ASPHALT CONCRETE	FL	FLOW LINE	POC	POINT OF CONNECTION
AVE	AVENUE	FS	FINISHED SURFACE	RCB	REINFORCED CONCRETE BOX
BCR	BEGINNING OF CURVE RETURN	FW	FIRE WATER	R/W	RIGHT OF WAY
BLDG	BUILDING	GB	GRADE BREAK	S	SLOPE
BLVD	BOULEVARD	HP	HIGH POINT	S/O	SOUTH OF
BVC	BEGIN VERTICAL CURVE	INV	INVERT	SD	STORM DRAIN
BW	BACK OF WALK	JS	JUNCTION STRUCTURE	SS	SANITARY SEWER
CB	CATCH BASIN	LACFCD	LA COUNTY FLOOD CONTROL DISTRICT	SSMH	SEWER MANHOLE
℄	CENTERLINE	LP	LOW POINT	ST	STREET
DWY	DRIVEWAY	LTS	LIGHTS	TC	TOP OF CURB
E/O	EAST OF	MWS	MODULAR WETLAND SYSTEM	TEMP	TEMPORARY
EOR	END OF CURVE RETURN	NO.	NUMBER	TMH	TOP OF MANHOLE
ESMT	EASEMENT	N/O	NORTH OF	TTM	TENTATIVE TRACT MAP
EVC	END VERTICAL CURVE	PL	PLACE	TYP	TYPICAL
EX	EXISTING	PROP	PROPOSED	W/O	WEST OF
				W/	WITH

LEGEND

	EXISTING CATCH BASIN
	EXISTING FIRE HYDRANT
	EXISTING SEWER/STORMDRAIN MANHOLE
	EXISTING TELEPHONE MANHOLE
	EXISTING SIGN
	EXISTING STREET LIGHT
	EXISTING STREET LIGHT PULLBOX
	EXISTING WATER METER
	EXISTING TREE/BRUSH
	EXISTING POWER POLE
	EXISTING MWS
	EXISTING STORM TRAP
	PROPOSED MWS
	PROPOSED STORM TRAP
	PROPOSED STORM DRAIN J.S./M4
	PROPOSED SEWER MANHOLE
	PROPOSED FIRE HYDRANT
(000.00)	EXISTING ELEVATION
000.00	PROPOSED ELEVATION
	CENTERLINE
	EXISTING R/W OR ℄
	PROPOSED R/W OR ℄
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING ZONING LINE
	LIMIT OF PHASE CONSTRUCTION
	MATCHLINE
	EXISTING SEWER LINE
	EXISTING STORM DRAIN LINE
	EXISTING WATER LINE
	EXISTING CABLE TV LINE
	EXISTING ELECTRIC LINE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	PROPOSED SEWER LINE
	PROPOSED STORM DRAIN LINE
	PROPOSED WATER LINE



101st ST & LOU DILLON AVE - INTERIM DESIGN



102nd ST & LOU DILLON AVE - INTERIM DESIGN

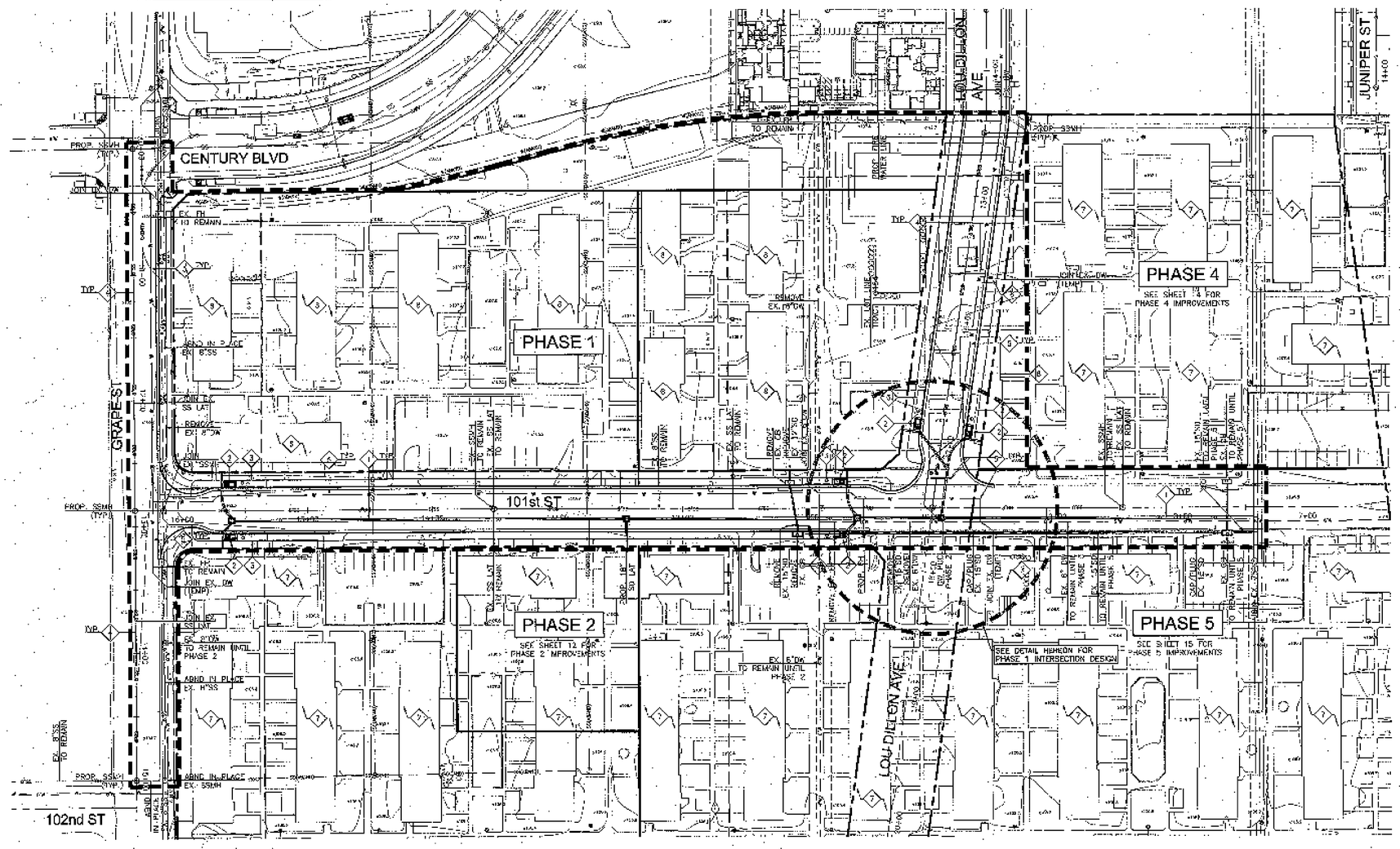
NO.	DATE	REVISIONS	APP'D.	DATE

PREPARED BY:
FUSCOE ENGINEERING
14725 Alton Parkway, Suite 100, Irvine, California 92606
tel 949.474.1960 | fax 949.474.5315 | www.fuscoe.com
DEBRA V. SCHALES RCE#43101 05/01/2019 DATE

TENTATIVE TRACT MAP
PHASE 2 IMPROVEMENTS
TTM NO. 82633
FOR SUBDIVISION PURPOSES
10010 - 10018 S. GRAPE ST

DRAWN:	KC
DESIGN:	DVS
CHECKED:	DVS
SCALE:	AS SHOWN
JOB NO.:	1569-002
DATE:	05/01/2019
SHEET 12 OF 19	

PLAN SET: A 05/01/2019
TENTATIVE TRACT MAP



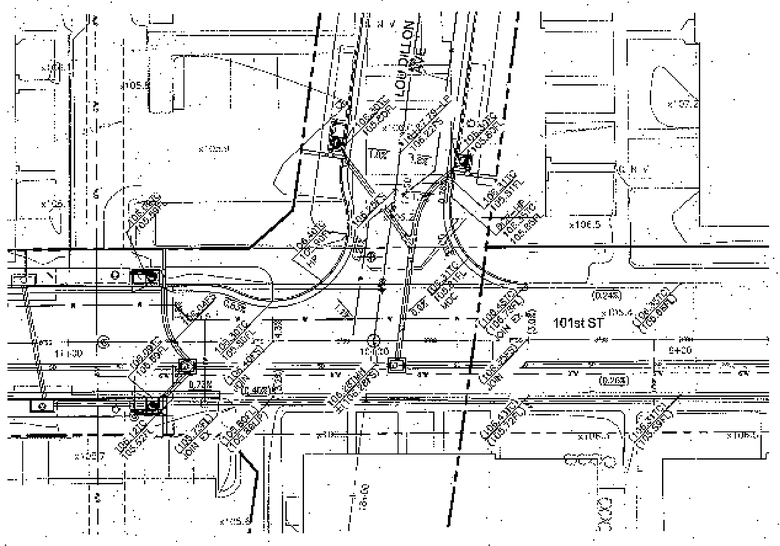
LOS ANGELES (DPW) OF CITY PLANNING
SUBMITTED FOR FILING
TENTATIVE MAP
MAY 01 2019
REVISED MAP EXTENSION OF TIME
FINAL MAP NO. UNIDENTIFIED
BY: DPW ADV. SUBDIV. UNIT

ABBREVIATIONS

ABND	ABANDONED	FF	FINISHED FLOOR	PL	PROPERTY LINE
ASPH	ASPHALT CONCRETE	FL	FLOW LINE	POC	POINT OF CONNECTION
AVE	AVENUE	FS	FINISHED SURFACE	RCB	REINFORCED CONCRETE BOX
BCR	BEGINNING OF CURVE RETURN	FW	FIRE WATER	R/W	RIGHT OF WAY
BLDG	BUILDING	GB	GRADE BREAK	S	SLOPE
BLVD	BOULEVARD	HP	HIGH POINT	S/O	SOUTH OF
BVC	BEGIN VERTICAL CURVE	INV	INVERT	SD	STORM DRAIN
BW	BACK OF WALK	JS	JUNCTION STRUCTURE	SS	SANITARY SEWER
CB	CATCH BASIN	LACFCD	LA COUNTY FLOOD CONTROL DISTRICT	SSMH	SEWER MANHOLE
℄	CENTERLINE	LP	LOW POINT	ST	STREET
DWY	DRIVEWAY	LTS	LIGHTS	TC	TOP OF CURB
E/O	EAST OF	MWS	MODULAR WETLAND SYSTEM	TEMP	TEMPORARY
EOR	END OF CURVE RETURN	NO.	NUMBER	TMH	TOP OF MANHOLE
ESMT	EASEMENT	N/O	NORTH OF	TTM	TENTATIVE TRACT MAP
EVC	END VERTICAL CURVE	PL	PLACE	TYP	TYPICAL
EX	EXISTING	PROP	PROPOSED	W/O	WEST OF
				W/	WITH

LEGEND

	EXISTING CATCH BASIN
	EXISTING FIRE HYDRANT
	EXISTING SEWER/STORM DRAIN MANHOLE
	EXISTING TELEPHONE MANHOLE
	EXISTING SIGN
	EXISTING STREET LIGHT
	EXISTING STREET LIGHT PULLBOX
	EXISTING WATER METER
	EXISTING TREE/BRUSH
	EXISTING POWER POLE
	EXISTING MWS
	EXISTING STORM TRAP
	PROPOSED MWS
	PROPOSED STORM TRAP
	PROPOSED STORM DRAIN J.S./MH
	PROPOSED SEWER MANHOLE
	PROPOSED FIRE HYDRANT
(000.00)	EXISTING ELEVATION
000.00	PROPOSED ELEVATION
	CENTERLINE
	EXISTING R/W OR ℄
	PROPOSED R/W OR ℄
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING ZONING LINE
	LIMIT OF PHASE CONSTRUCTION
	MATCHLINE
	EXISTING SEWER LINE
	EXISTING STORM DRAIN LINE
	EXISTING WATER LINE
	EXISTING CABLE TV LINE
	EXISTING ELECTRIC LINE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	PROPOSED SEWER LINE
	PROPOSED STORM DRAIN LINE
	PROPOSED WATER LINE



101st ST & LOU DILLON AVE - INTERIM DESIGN
SCALE: 1"=20'

CONSTRUCTION NOTES

NO.	DESCRIPTION
1	CONSTRUCT APPROXIMATELY 820LF OF STORM DRAIN LINE AND APPURTENANCES
2	CONSTRUCT MODULAR WETLAND SYSTEM
3	CONSTRUCT STORMTRAP
4	CONSTRUCT APPROXIMATELY 830LF OF SEWER LINE AND APPURTENANCES
5	CONSTRUCT APPROXIMATELY 1,330LF OF DOMESTIC WATER LINE AND APPURTENANCES
6	CONSTRUCT TEMPORARY WATER METER
7	EXISTING BUILDING TO REMAIN
8	EXISTING BUILDING TO BE DEMOLISHED

NOTE:
ALL SEWERS TO BE ABANDONED IN PLACE UNLESS CONFLICT WITH OVEREXCAVATION, PROPOSED UTILITIES, AND/OR LANDSCAPING/TREES.

NO.	DATE	REVISIONS	APP'D.	DATE

PREPARED BY:
FUSCOE ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
DEBRA V. SCHATES RCE#43101 05/01/2019 DATE

TENTATIVE TRACT MAP

PHASE 1 IMPROVEMENTS

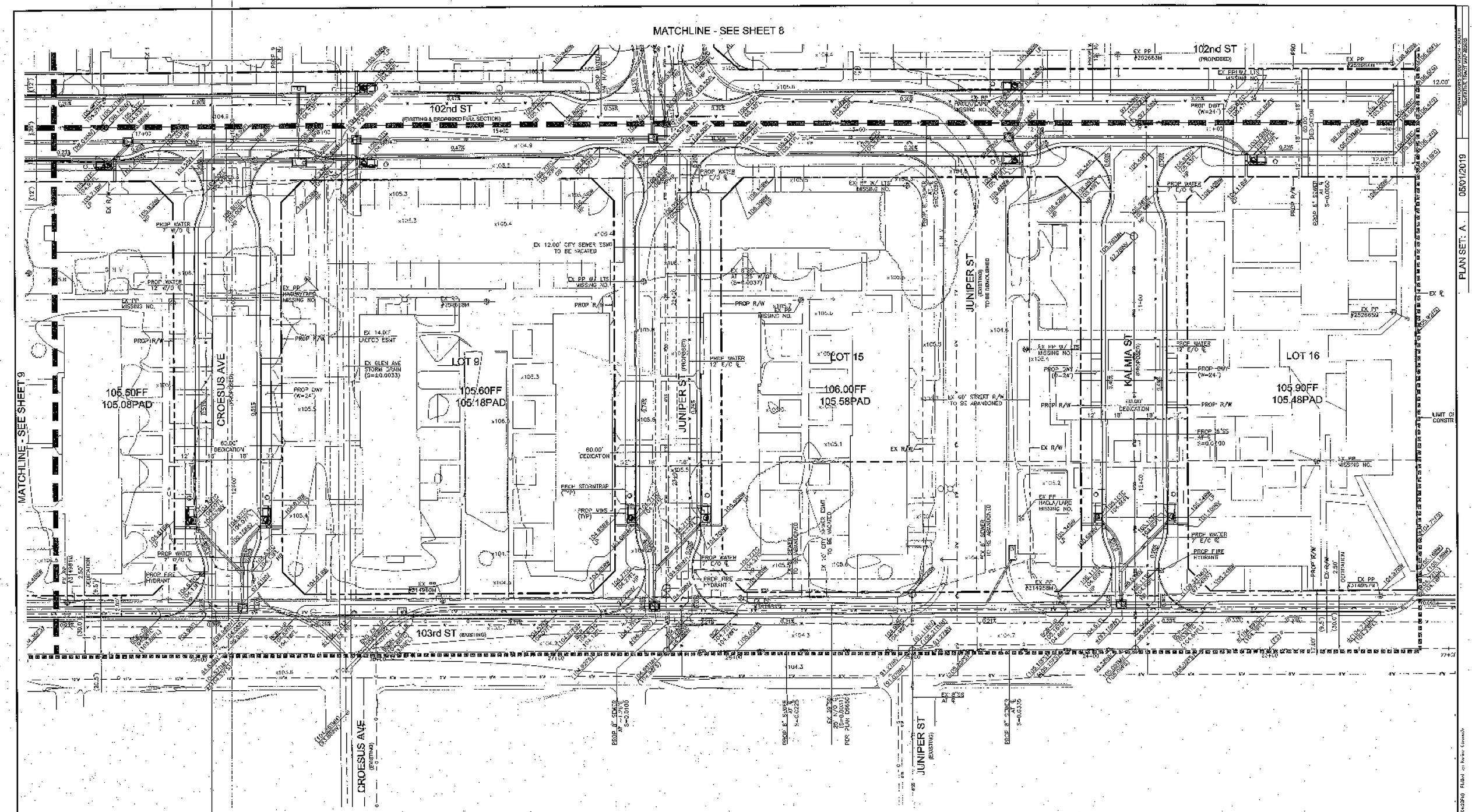
TTM NO. 82633
FOR SUBDIVISION PURPOSES
10010 - 10018 S. GRAPE ST

DRAWN:	KC
DESIGN:	DVS
CHECKED:	DVS
SCALE:	AS SHOWN
JOB NO.:	1585-002
DATE:	05/01/2019

SHEET 11 OF 19

JORDAN DEVORE SUBDIVISION - SOUTH
TENTATIVE TRACT MAP 82633

PLAN SET: A 05/01/2019



LEGEND

	EXISTING CATCH BASIN
	EXISTING FIRE HYDRANT
	EXISTING SEWER/STORMDRAIN MANHOLE
	EXISTING TELEPHONE MANHOLE
	EXISTING SIGN
	EXISTING STREET LIGHT
	EXISTING STREET LIGHT PULLBOX
	EXISTING WATER METER
	EXISTING TREE/BRUSH
	EXISTING POWER POLE
	EXISTING MWS
	EXISTING STORM TRAP
	PROPOSED MWS
	PROPOSED STORM TRAP
	PROPOSED STORM DRAIN J.S./MH
	PROPOSED SEWER MANHOLE
	PROPOSED FIRE HYDRANT
(000.00)	EXISTING ELEVATION
000.00	PROPOSED ELEVATION
	CENTERLINE
	EXISTING R/W OR ℄
	PROPOSED R/W OR ℄
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING ZONING LINE
	LIMIT OF CONSTRUCTION
	MATCHLINE
	EXISTING SEWER LINE
	EXISTING STORM DRAIN LINE
	EXISTING WATER LINE
	EXISTING CABLE TV LINE
	EXISTING ELECTRIC LINE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	PROPOSED SEWER LINE
	PROPOSED STORM DRAIN LINE
	PROPOSED WATER LINE

ABBREVIATIONS

ABND	ABANDONED	FF	FINISHED FLOOR	℄	PROPERTY LINE
ASPH	ASPHALT CONCRETE	FL	FLOW LINE	RCB	REINFORCED CONCRETE BOX
AVE	AVENUE	FS	FINISHED SURFACE	R/W	RIGHT OF WAY
BCR	BEGINNING OF CURVE RETURN	GB	GRADE BREAK	S	SLOPE
BLDG	BUILDING	HP	LOW POINT	S/O	SOUTH OF
BLVD	BOULEVARD	INV	INVERT	SD	STORM DRAIN
BVC	BEGIN VERTICAL CURVE	J.S.	JUNCTION STRUCTURE	SS	SANITARY SEWER
BW	BACK OF WALK	LACFCD	LA COUNTY FLOOD CONTROL DISTRICT	ST	STREET
CB	CATCH BASIN	LP	LOW POINT	TC	TOP OF CURB
℄	CENTERLINE	LTS	LIGHTS	TMH	TOP OF MANHOLE
E/O	EAST OF	MWS	MODULAR WETLAND SYSTEM	TTM	TENTATIVE TRACT MAP
ECR	END OF CURVE RETURN	NO.	NUMBER	TYP	TYPICAL
ESMT	EASEMENT	N/O	NORTH OF	W/O	WEST OF
EVC	END VERTICAL CURVE	PL	PLACE	W/	WITH
EX	EXISTING	PROP	PROPOSED		

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
☑ TENTATIVE MAP
MAY 0 8 2019
☐ REVISED MAP ☐ EXTENSION OF TIME
☐ FINAL MAP UNIT ☐ MODIFIED
IN-LIEU AFFIDAVIT ADDENDUM

20' 0' 10' 20'
SCALE: 1" = 20'

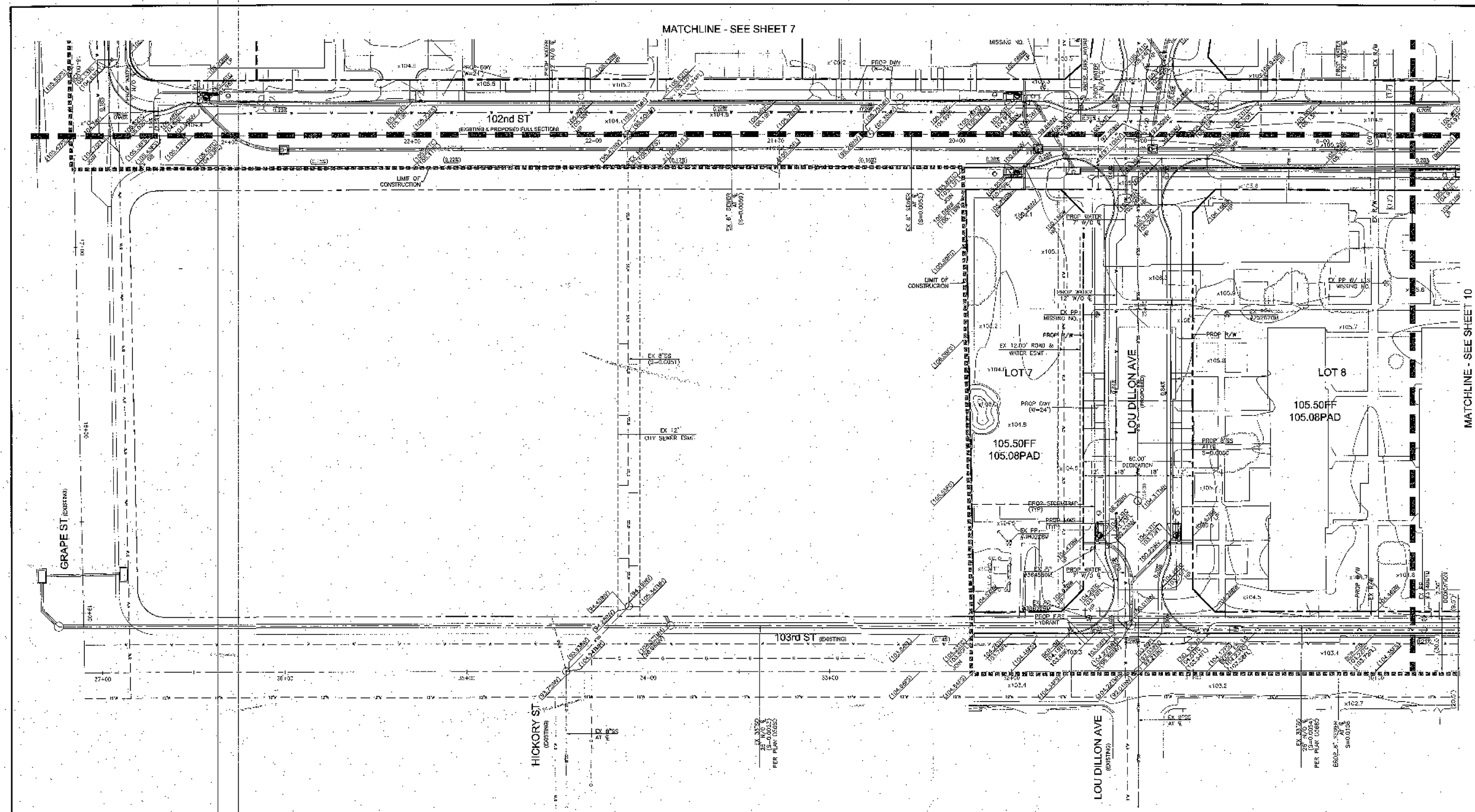
NO.	DATE	REVISIONS	APP'D.	DATE

PREPARED BY:
FUSCOE ENGINEERING
16795 Von Karman Ave., Suite 100, Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315 • www.fuscoe.com
05/01/2019
DEBRA V. SCHALES RCE#40104 DATE

TENTATIVE TRACT MAP
CONCEPTUAL GRADING & UTILITY PLAN
TTM NO. 82633
FOR SUBDIVISION PURPOSES
10010 - 10018 S. GRAPE ST

DRAWN:	KC
DESIGN:	DVS
CHECKED:	DVS
SCALE:	AS SHOWN
JOB NO.:	1585-002
DATE:	05/01/2019
SHEET	10 OF 19

PLAN SET: A
05/01/2019



LEGEND

- EXISTING CATCH BASIN
- EXISTING FIRE HYDRANT
- EXISTING SEWER/STORM DRAIN MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING SIGN
- EXISTING STREET LIGHT
- EXISTING STREET LIGHT PULLBOX
- EXISTING WATER METER
- EXISTING TREE/BRUSH
- EXISTING POWER POLE
- EXISTING MWS
- EXISTING STORM TRAP
- PROPOSED MWS
- PROPOSED STORM TRAP
- PROPOSED STORM DRAIN J.S./MH
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- (000.00) EXISTING ELEVATION
- 000.00 PROPOSED ELEVATION
- CENTERLINE
- EXISTING R/W OR ℄
- PROPOSED R/W OR ℄
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING ZONING LINE
- LIMIT OF CONSTRUCTION
- MATCHLINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- EXISTING CABLE TV LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED WATER LINE

ABBREVIATIONS

ABND	ABANDONED	FF	FINISHED FLOOR	℄	PROPERTY LINE
ASPH	ASPHALT CONCRETE	FL	FLOW LINE	RCB	REINFORCED CONCRETE BOX
AVE	AVENUE	FS	FINISHED SURFACE	R/W	RIGHT OF WAY
BCR	BEGINNING OF CURVE RETURN	GB	GRADE BREAK	S	SLOPE
BLDG	BUILDING	HP	HIGH POINT	S/O	SOUTH OF
BLVD	BOULEVARD	INV	INVERT	SD	STORM DRAIN
BVC	BEGIN VERTICAL CURVE	J.S.	JUNCTION STRUCTURE	SS	SANITARY SEWER
BW	BACK OF WALK	LACFCD	LA COUNTY FLOOD CONTROL DISTRICT	ST	STREET
CB	CATCH BASIN	LP	LOW POINT	TC	TOP OF CURB
℄	CENTERLINE	LTS	LIGHTS	TMH	TOP OF MANHOLE
E/O	EAST OF	MWS	MODULAR WETLAND SYSTEM	TTM	TENTATIVE TRACT MAP
ECR	END OF CURVE RETURN	NO.	NUMBER	TYP	TYPICAL
ESMT	EASEMENT	N/O	NORTH OF	W/O	WEST OF
EVC	END VERTICAL CURVE	PL	PLACE	W/	WITH
EX	EXISTING	PROP	PROPOSED		

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
☑ TENTATIVE MAP
MAY 01 2019
☐ REVISED MAP ☐ EXTENSION OF TIME
☐ FINAL MAP LIMIT ☐ MODIFIED
DENOTE VARIANCE AGENDA

SCALE: 1" = 20'

NO.	DATE	REVISIONS	APP'D.	DATE

PREPARED BY:
FUSCOE ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
949.474.1960 • FAX 949.474.5315 • www.fuscoe.com
DEBRA V. SCHMIDT RCE 42101 05/01/2019 DATE

TENTATIVE TRACT MAP

CONCEPTUAL GRADING & UTILITY PLAN

TTM NO. 82633
FOR SUBDIVISION PURPOSES
10010 - 10018 S. GRAPE ST

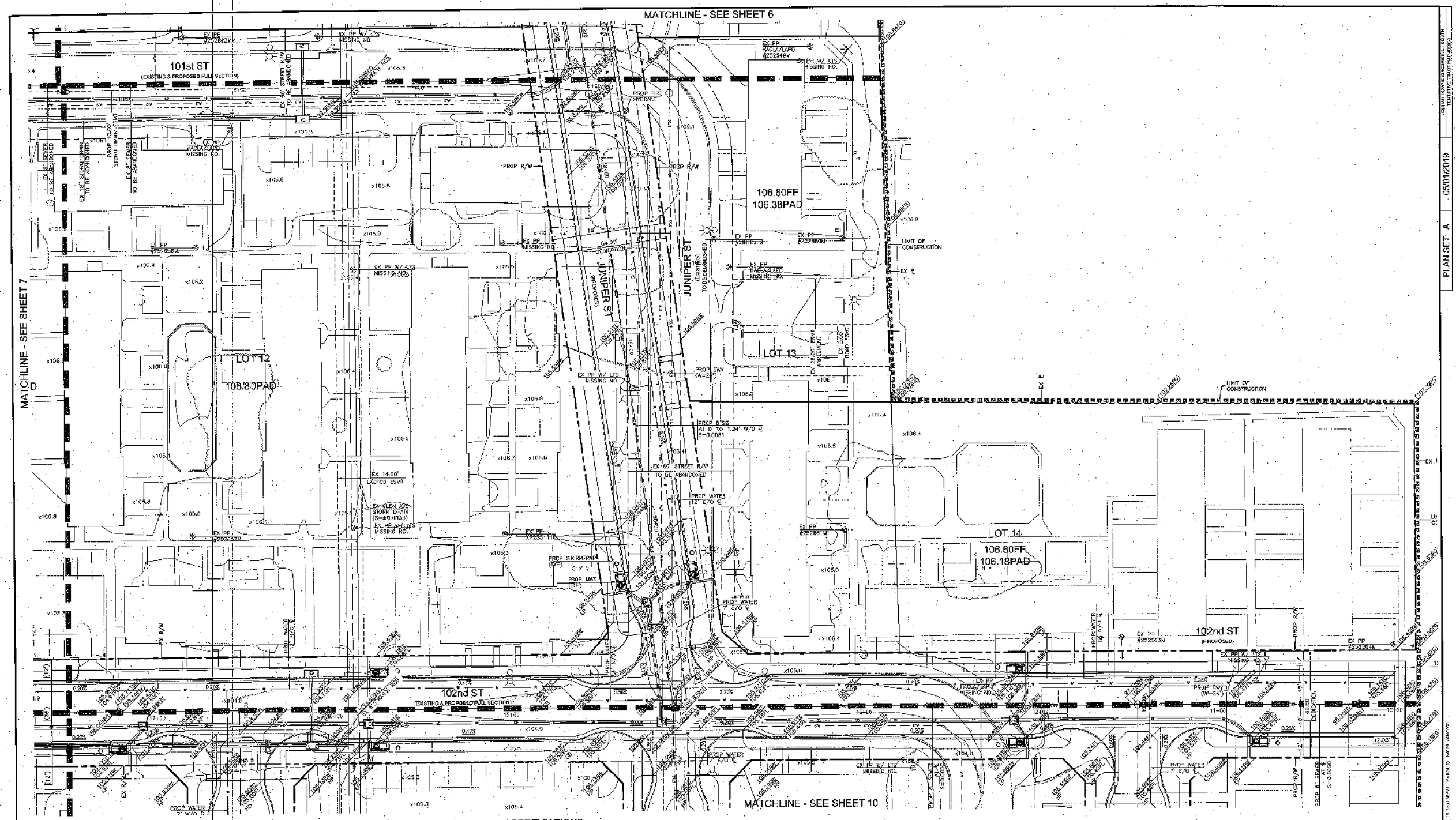
DRAWN:	KC
DESIGN:	DVS
CHECKED:	DVS
SCALE:	AS SHOWN
JOB NO.:	1385-002
DATE:	05/01/2019

SHEET 9 OF 19

JURDAY DOWNS SUBDIVISION-SOUTH
TTM/TVE TRACT MAP #82633

PLAN SET: A 05/01/2019

F:\PROJECTS\1385\002\Sub\SUBDIV\TTM\Sub1385-002-TTM-CONCEPTUAL GRADING & UTILITY PLAN.dwg, Layout: 9, Plotted by: Kevin Clements



LEGEND

- EXISTING CATCH BASIN
- EXISTING FIRE HYDRANT
- EXISTING SEWER/STORMDRAIN MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING SIGN
- EXISTING STREET LIGHT
- EXISTING STREET LIGHT PULLBOX
- EXISTING WATER METER
- EXISTING TREE/BRUSH
- EXISTING POWER POLE
- EXISTING MWS
- EXISTING STORM TRAP
- PROPOSED MWS
- PROPOSED STORM TRAP
- PROPOSED STORM DRAIN J.S./MH
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- (000.00) EXISTING ELEVATION
- 000.00' PROPOSED ELEVATION
- CENTERLINE
- EXISTING R/W OR ℄
- PROPOSED R/W OR ℄
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING ZONING LINE
- LIMIT OF CONSTRUCTION
- MATCHLINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- EXISTING CABLE TV LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED WATER LINE

ABBREVIATIONS

ABND	ABANDONED	FF	FINISHED FLOOR	℄	PROPERTY LINE
ASPH	ASPHALT CONCRETE	FL	FLOW LINE	RCB	REINFORCED CONCRETE BOX
AVE	AVENUE	FS	FINISHED SURFACE	R/W	RIGHT OF WAY
BCR	BEGINNING OF CURVE RETURN	GB	GRADE BREAK	S	SLOPE
BLDG	BUILDING	HP	HIGH POINT	S/O	SOUTH OF
BLVD	BOULEVARD	INV	INVERT	SD	STORM DRAIN
BVC	BEGIN VERTICAL CURVE	J.S.	JUNCTION STRUCTURE	SS	SANITARY SEWER
BW	BACK OF WALK	LACFCD	LA COUNTY FLOOD CONTROL DISTRICT	ST	STREET
CB	CATCH BASIN	LP	LOW POINT	TC	TOP OF CURB
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E/O	EAST OF	MWS	MODULAR WETLAND SYSTEM	TTM	TENTATIVE TRACT MAP
ECR	END OF CURVE RETURN	NO.	NUMBER	TYP	TYPICAL
ESMT	EASEMENT	N/O	NORTH OF	W/O	WEST OF
EVC	END VERTICAL CURVE	PL	PLACE	W/	WITH
EX	EXISTING	PROP	PROPOSED		

NO.	DATE	REVISIONS	APP'D.	DATE

PREPARED BY:
FUSCOE ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
949.474.1960 | fax 949.474.5315 | www.fuscoe.com
DEBRA V. SCHMALTZ RCE#45104 05/01/2019 DATE

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
☑ TENTATIVE MAP
MAY 01 2019
☐ REVISED MAP ☐ EXTENSION OF TIME
☐ FINAL MAP DATE ☐ RECORDED
CHRISTI HOGIN, ADVISOR

TENTATIVE TRACT MAP

CONCEPTUAL GRADING & UTILITY PLAN

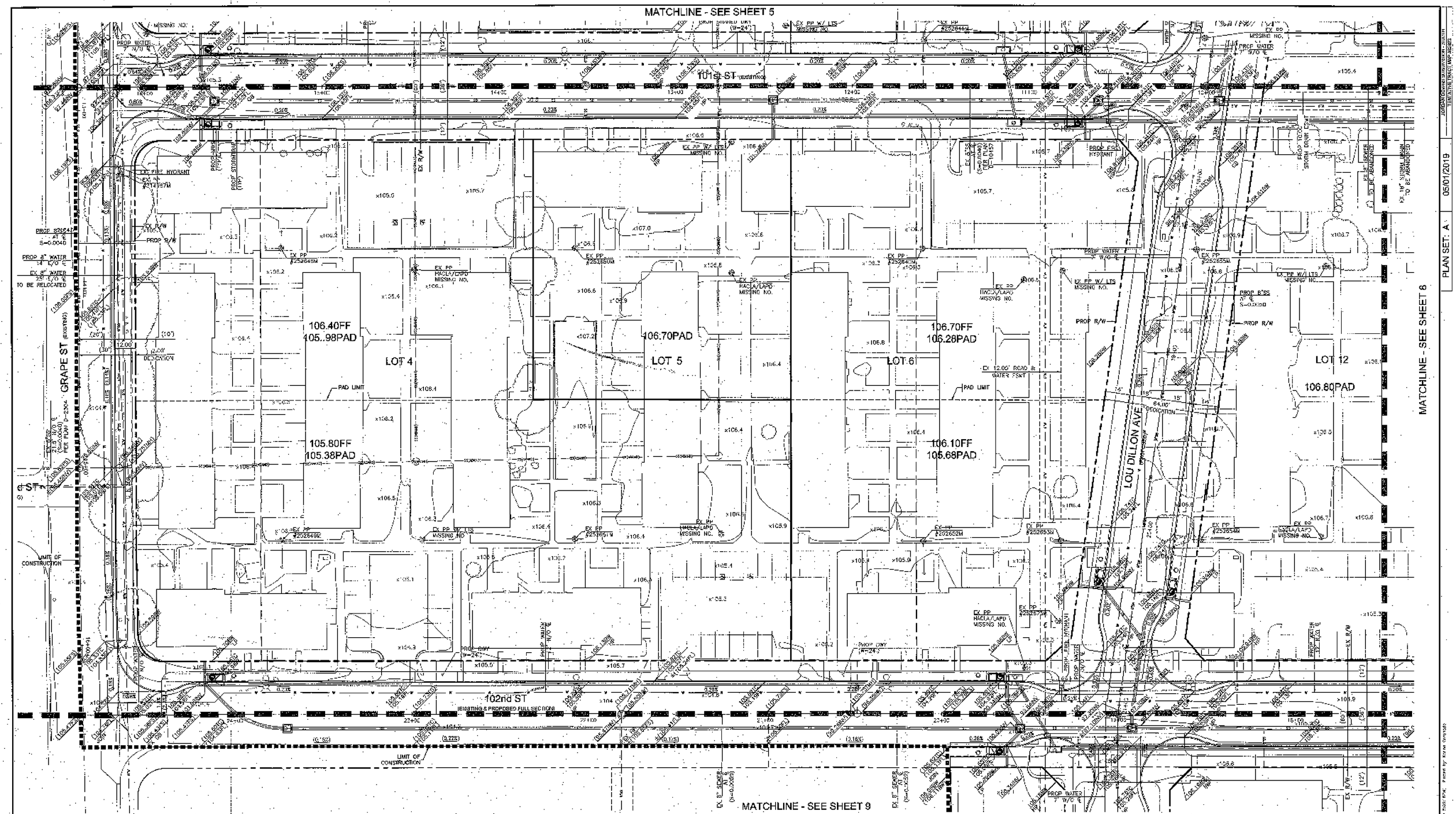
TTM NO. 82633
FOR SUBDIVISION PURPOSES
10010 - 10018 S. GRAPE ST.

SCALE: 1" = 20'

DRAWN:	KC
DESIGN:	DVS
CHECKED:	DVS
SCALE:	AS SHOWN
JOB NO.:	1585-000
DATE:	05/01/2019
SHEET	8 OF 19

PLAN SET: A | 05/01/2019

JURISDICTION: LOS ANGELES - SOUTH
TENTATIVE TRACT MAP #82633



LEGEND

	EXISTING CATCH BASIN
	EXISTING FIRE HYDRANT
	EXISTING SEWER/STORMDRAIN MANHOLE
	EXISTING TELEPHONE MANHOLE
	EXISTING SIGN
	EXISTING STREET LIGHT
	EXISTING STREET LIGHT PULLBOX
	EXISTING WATER METER
	EXISTING TREE/BRUSH
	EXISTING POWER POLE
	EXISTING MWS
	EXISTING STORM TRAP
	PROPOSED MWS
	PROPOSED STORM TRAP
	PROPOSED STORM DRAIN J.E./MH
	PROPOSED SEWER MANHOLE
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(000.00)	EXISTING ELEVATION
000.00	PROPOSED ELEVATION
	CENTERLINE
	EXISTING R/W OR ℄
	PROPOSED R/W OR ℄
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING ZONING LINE
	LIMIT OF CONSTRUCTION
	MATCHLINE
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	EXISTING WATER LINE
	EXISTING CABLE TV LINE
	EXISTING ELECTRIC LINE
	EXISTING GAS LINE
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EVC	END VERTICAL CURVE	PL	PLACE	W/	WITH
EX	EXISTING	PROP	PROPOSED		

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
☑ TENTATIVE MAP
MAY 01 2019
☐ REVISED MAP ☐ EXTENSION OF TIME
☐ FINAL MAP UNIT ☐ UNLIMITED
DEPUTY/ADVISORY AGENCY

20' 0' 10' 20'
SCALE: 1" = 20'

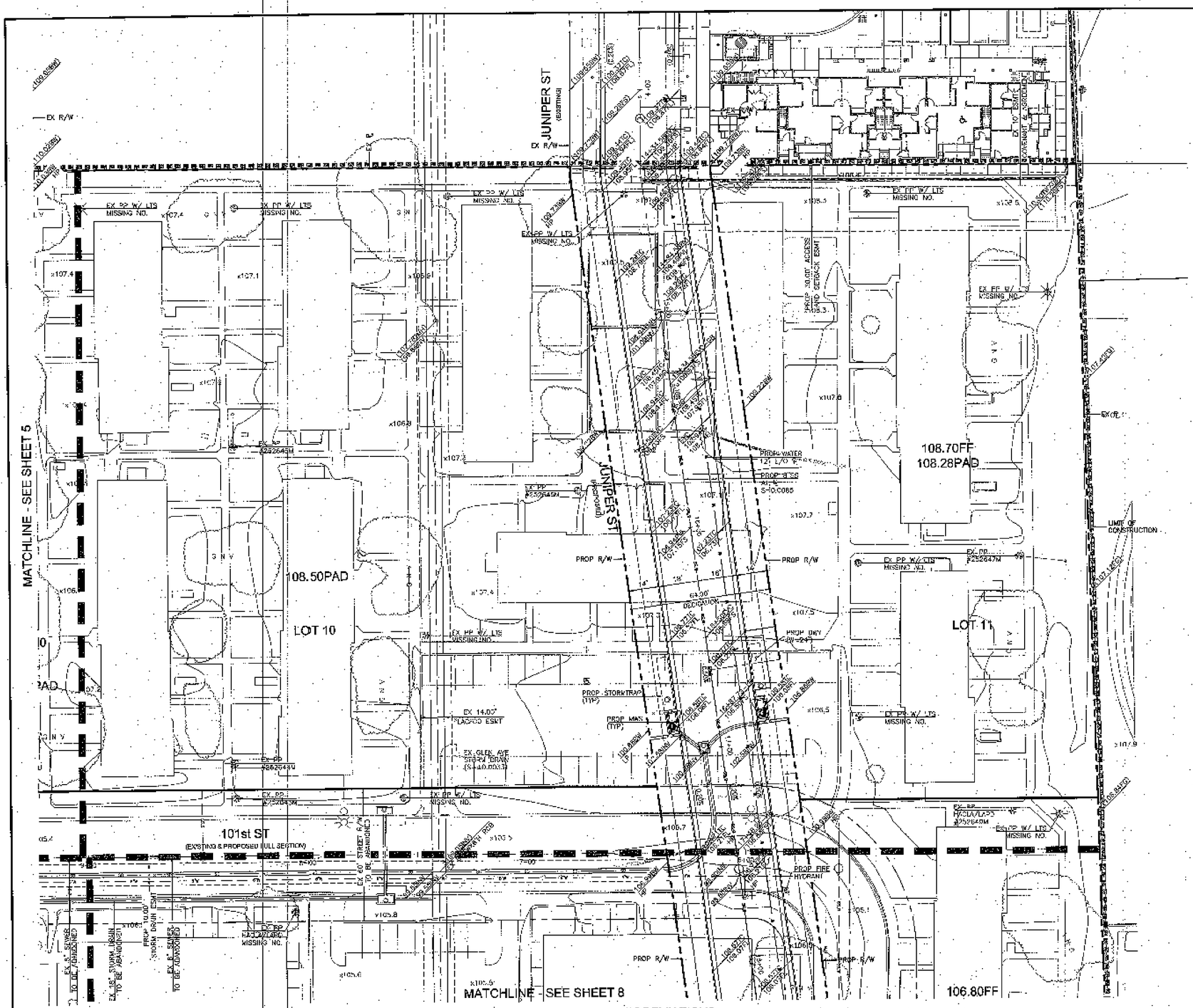
NO.	DATE	REVISIONS	APP'D.	DATE

PREPARED BY:
FUSCOE PROPERTIES
16795 Von Karman, Suite 100, Irvine, California 92606
telephone 424.1500 fax 949.474.5315 www.fuscoe.com
05/01/2019
DEBRA V. SCHALES RCE#43101 DATE

TENTATIVE TRACT MAP
CONCEPTUAL GRADING & UTILITY PLAN
TTM NO. 82633
FOR SUBDIVISION PURPOSES
10010 - 10018 S. GRAPE ST

DRAWN:	KC
DESIGN:	DVS
CHECKED:	DVS
SCALE:	AS SHOWN
JOB NO.:	1585-002
DATE:	05/01/2019
SHEET	7 OF 19

PLAN SET: A 05/01/2019



LEGEND

	EXISTING CATCH BASIN
	EXISTING FIRE HYDRANT
	EXISTING SEWER/STORMDRAIN MANHOLE
	EXISTING TELEPHONE MANHOLE
	EXISTING SIGN
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	EXISTING STREET LIGHT PULLBOX
	EXISTING WATER METER
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	EXISTING POWER POLE
	EXISTING MWS
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(000.00)	EXISTING ELEVATION
000.00	PROPOSED ELEVATION
	CENTERLINE
	EXISTING R/W OR ℄
	PROPOSED R/W OR ℄
	EXISTING LOT LINE
	PROPOSED LOT LINE
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	LIMIT OF CONSTRUCTION
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EX	EXISTING	PROP	PROPOSED		

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
☑ TENTATIVE MAP
MAY 01 2019
☐ REVISED MAP ☐ EXTENSION OF TIME
☐ FINAL MAP UNIT ☐ ACCEPTED
BEFORE EXPIRATION

SCALE: 1" = 20'

NO.	DATE	REVISIONS	APP'D.	DATE

PREPARED BY:
FUSCOE
ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
tel 949.474.1960 | fax 949.474.5315 | www.fuscoe.com
DONNA V. SCHALES RCE 43101 05/01/2019 DATE

TENTATIVE TRACT MAP

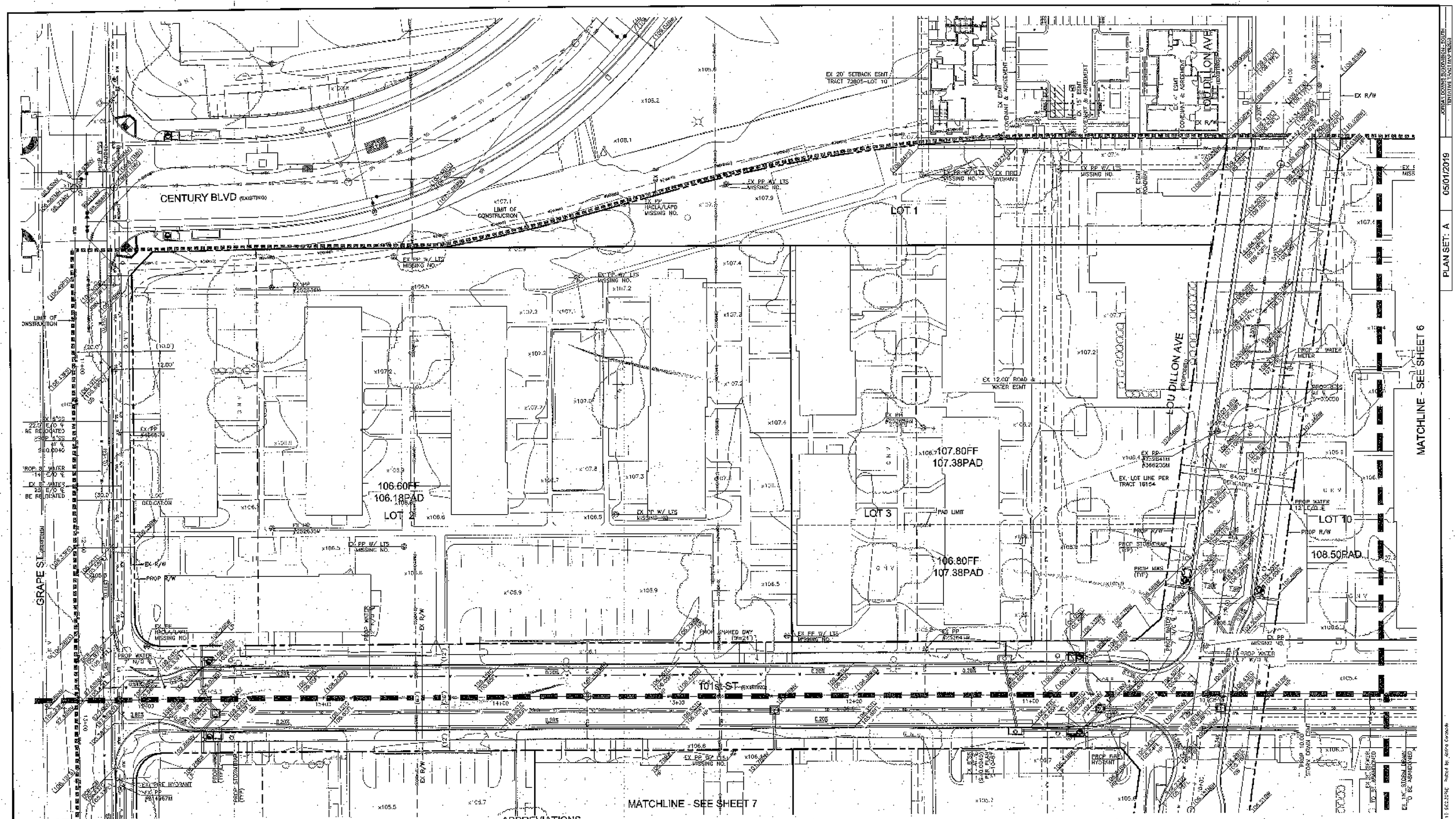
CONCEPTUAL GRADING & UTILITY PLAN

TTM NO. 82633
FOR SUBDIVISION PURPOSES
10010 - 10018 S. GRAPE ST

DRAWN:	KC
DESIGN:	DVS
CHECKED:	DVS
SCALE:	AS SHOWN
JOB NO:	1583-032
DATE:	05/01/2019
SHEET	6 OF 19

PLAN SET: A 05/01/2019

JOHN WOOLPERT SUENDERCK - SOUTH
TENTATIVE TRACT MAP



LEGEND

	EXISTING CATCH BASIN
	EXISTING FIRE HYDRANT
	EXISTING SEWER/STORMDRAIN MANHOLE
	EXISTING TELEPHONE MANHOLE
	EXISTING SIGN
	EXISTING STREET LIGHT
	EXISTING STREET LIGHT PULLBOX
	EXISTING WATER METER
	EXISTING TREE/BRUSH
	EXISTING POWER POLE
	EXISTING MWS
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	PROPOSED STORM TRAP
	PROPOSED STORM DRAIN J.S./MH
	PROPOSED SEWER MANHOLE
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(000.00)	EXISTING ELEVATION
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	CENTERLINE
	EXISTING R/W OR ℄
	PROPOSED R/W OR ℄
	EXISTING LOT LINE
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E/O	EAST OF	MWS	MODULAR WETLAND SYSTEM	TTM	TENTATIVE TRACT MAP
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EX	EXISTING	PROP	PROPOSED		

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
☑ TENTATIVE MAP
MAY 01-2019
☐ REVISED MAP ☐ DATED SIGN OF TIME
☐ FINAL MAP UNIT ☐ MODIFIED
DEPUTY ADVISORY AGENCY

SCALE: 1" = 20'

NO.	DATE	REVISIONS	APP'D.	DATE

PREPARED BY:
FUSCOE ENGINEERING
16295 Von Karman Suite 100, Irvine, California 92606
tel 949.474.1900 • fax 949.474.5315 • www.fuscoe.com
DEBRA V. SCHALES RCE#48101 05/01/2019 DATE

TENTATIVE TRACT MAP
CONCEPTUAL GRADING & UTILITY PLAN
TTM NO. 82633
FOR SUBDIVISION PURPOSES
10010 - 10018 S. GRAPE ST

DRAWN:	KC
DESIGN:	DVS
CHECKED:	DVS
SCALE:	AS SHOWN
JOB NO.:	1086-002
DATE:	05/01/2019
SHEET	5 OF 19

PLAN SET: A 05/01/2019

REMAINING TRACT NO. 72805 - LOT 9
29,956 SF
0.688 AC

BLOCK 9E-TOTAL
48,194 SF
1.106 AC

LOT 1
BLOCK 9E
OS-UV
18,237 SF
0.419 AC

BLOCK 9F
R3-UV
15,328 SF
0.352AC

BLOCK 9C
R3-UV
66,967 SF
1.537 AC

BLOCK 9C
R3-UV
15,779SF
0.362 AC

BLOCK 9B
RAS3-UV
33,540 SF
0.770 AC

PHASE 1

LOT 2
BLOCK 9C&F
R3-UV
82,295 SF
1.889 AC

LOT 3
BLOCK 9B&C
R3-UV & RAS3-UV
49,319 SF
1.132 AC

PHASE 4

LOT 10
PORTION OF BLOCK 10B
OS-UV
79,786 SF
1.831 AC

LOT 11
BLOCK 11
RAS3-UV
43,568SF
1.000 AC

NOTE:
FOR PHASING CONSTRUCTION IMPROVEMENTS: SEE SHEETS 11–16

101st ST

GRAPE ST

LOT 13
BLOCK 12
RAS3-UV
25,631 SF
0.588 AC

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
TENTATIVE MAP
MAY 01 2019
REVISED MAP
RECORDED MAP
REMAINING OF TIME
FINAL MAP
EXPIRED
DEPUTY ADVISORY AGENCY

SCALE: 1" = 40'

LOT 4
BLOCK 19B&C
R3-UV
86,904 SF
1.523 AC

LOT 5
BLOCK 19D
OS-UV
21,316 SF
0.489 AC

LOT 6
BLOCK 19A&B
R3-UV & RAS3-UV
51,702 SF
1.187 AC

PHASE 2

LOU DILLON AVE

LOT 12
PORTION OF BLOCK 10B
OS-UV
130,768 SF
3.002 AC

PHASE 5

JUNIPER ST

BLOCK 19C
R3-UV
20,471 SF
0.470 AC

BLOCK 19B
R3-UV
66,333 SF
1.993 AC

BLOCK 19B
R3-UV
20,762 SF
0.477 AC

BLOCK 19A
RAS3-UV
30,940 SF
0.710 AC

LOT 14
BLOCK 13
RAS3-UV
55,801 SF
1.281 AC

102nd ST

BLOCK 18A
RAS3-UV
10,766 SF
0.247 AC

BLOCK 18B (NAP)
A1-UV
107,065 SF
2.457 AC

LOT 7
BLOCK 18A&C
RAS3-UV
14,260 SF
0.327 AC

LOT 8
BLOCK 17
RAS3-UV
42,775 SF
0.982 AC

PHASE 3

CROESUS AVE

LOT 9
BLOCK 16
RAS3-UV
42,733 SF
0.981 AC

BLOCK 15
RAS3-UV
31,681 SF
0.727 AC

LOT 15
BLOCK 15&15A
RAS3-UV
46,126 SF
1.059 AC

PHASE 6

KALMIA ST

BLOCK 14
RAS3-UV
20,025 SF
0.460 AC

LOT 16
BLOCK 14&14A
RAS3-UV
29,175 SF
0.670 AC

BLOCK 18C
RAS3-UV
3,494 SF
0.080 AC

BLOCK 15A
RAS3-UV
14,445 SF
0.332 AC

BLOCK 14A
RAS3-UV
9,150 SF
0.210 AC

103rd ST

NO.	DATE	REVISIONS	APP'D.	DATE

PREPARED BY:
FUSCOE
ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
tel 949.474.1960 | fax 949.474.5315 | www.fuscoe.com
05/01/2019
DEBRA V. SCHALES RCE#43161 DATE

TENTATIVE TRACT MAP

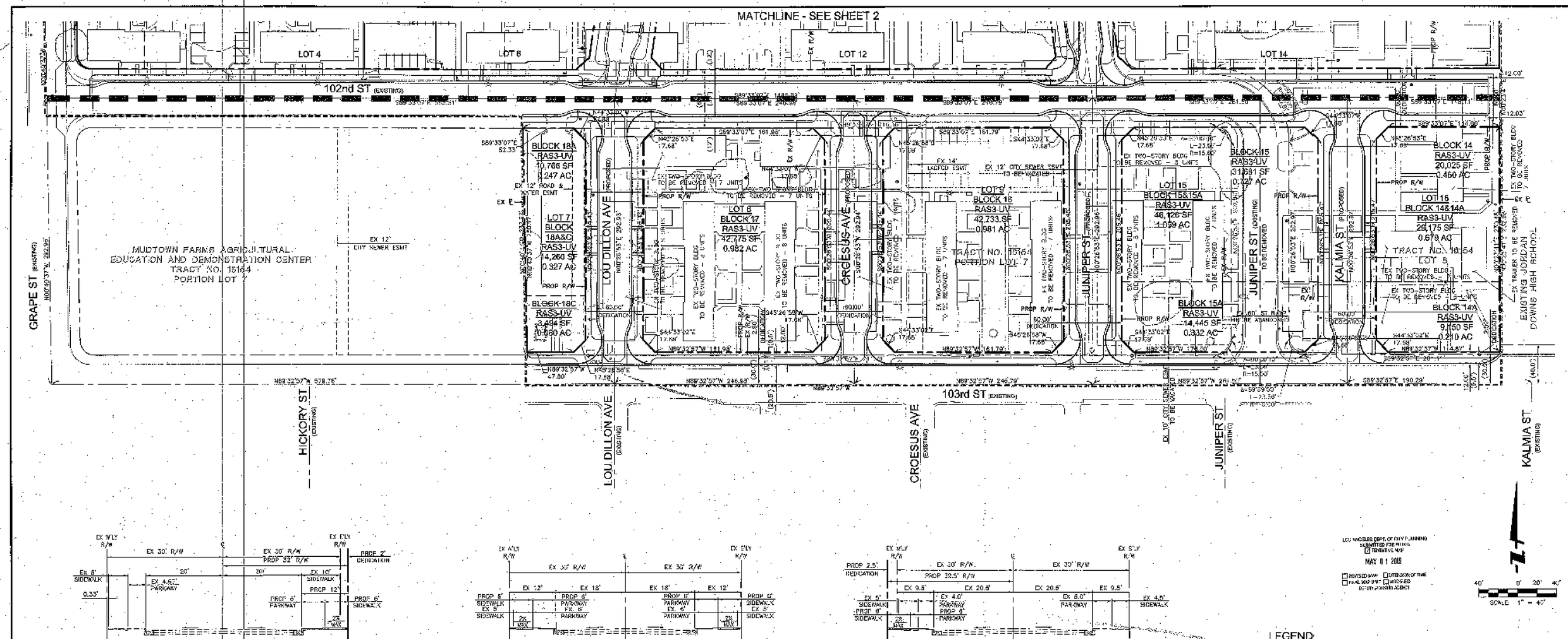
PHASING MAP

TTM NO. 82633
FOR SUBDIVISION PURPOSES
10010 - 10018 S. GRAPE ST

DRAWN:	KC
DES ENG:	DVS
CHECKED:	DVS
SCALE:	AS SHOWN
JOB NO.:	15805-002
DATE:	05/01/2019
SHEET 4 OF 19	

JERSON DOWNS SUBDIVISION - 50UNITS
TENTATIVE TRACT MAP - 82633

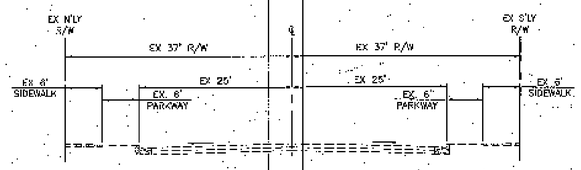
PLAN SET: A | 05/01/2019



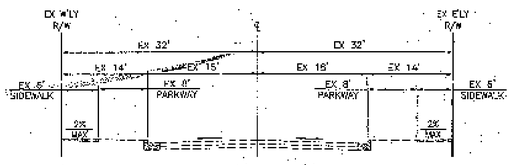
TYPICAL SECTION
GRAPE STREET
(EXISTING STREET)

TYPICAL SECTION
131st ST & 102nd ST
(EXISTING STREET)

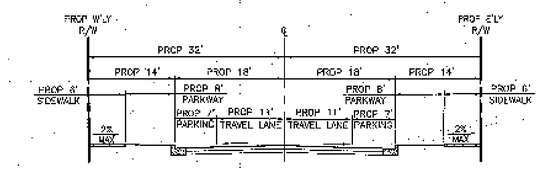
TYPICAL SECTION
102nd STREET
(EXISTING STREET)



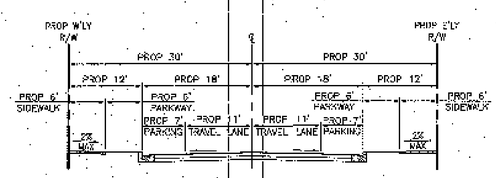
TYPICAL SECTION
CENTURY BOULEVARD
(EXISTING STREET)



TYPICAL SECTION
LOU DILLON AVE/JUNIPER ST (NORTH OF 102nd ST)
(EXISTING STREET)



TYPICAL SECTION
LOU DILLON AVE/JUNIPER ST (NORTH OF 102nd ST)
(PROPOSED STREET)



TYPICAL SECTION
LOU DILLON AVE/CROESUS AVE/JUNIPER ST/KALMIA ST (SOUTH OF 102nd ST)
(PROPOSED STREET)

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
☑ TENTATIVE MAP
MAY 01 2019
☐ REVISED MAP ☐ EXTENSION OF TIME
☐ FINAL MAP UNIT ☐ MODIFIED
BY DEPUTY ADVISORY AGENCY

SCALE: 1" = 40'

LEGEND

- EXISTING SIGN
- EXISTING STREET LIGHT
- EXISTING STREET LIGHT FULLBOX
- EXISTING TREE/BRUSH
- EXISTING POWER POLE
- CENTERLINE
- EXISTING R/W OR ℄
- PROPOSED R/W OR ℄
- EXISTING LOT LINE
- PROPOSED LOT LINE
- ZONING LINE PER JORDAN DOWNS SPECIFIC PLAN
- LIMITS OF ITM (TO STREET ℄)
- MATCHLINE

ABBREVIATIONS

ASPH	ASPHALT CONCRETE
AVE	AVENUE
BLDG	BUILDING
BLVD	BOULEVARD
℄	CENTERLINE
Δ	DELTA
ESMT	EASEMENT
EX	EXISTING
L	LENGTH
LACFCD	LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
NO.	NUMBER
PL	PLACE
PROP	PROPOSED
⅊	PROPERTY LINE
R	RADIUS
R/W	RIGHT OF WAY
ST	STREET
TTM	TENTATIVE TRACT MAP

NO.	DATE	REVISIONS	APP'D.	DATE

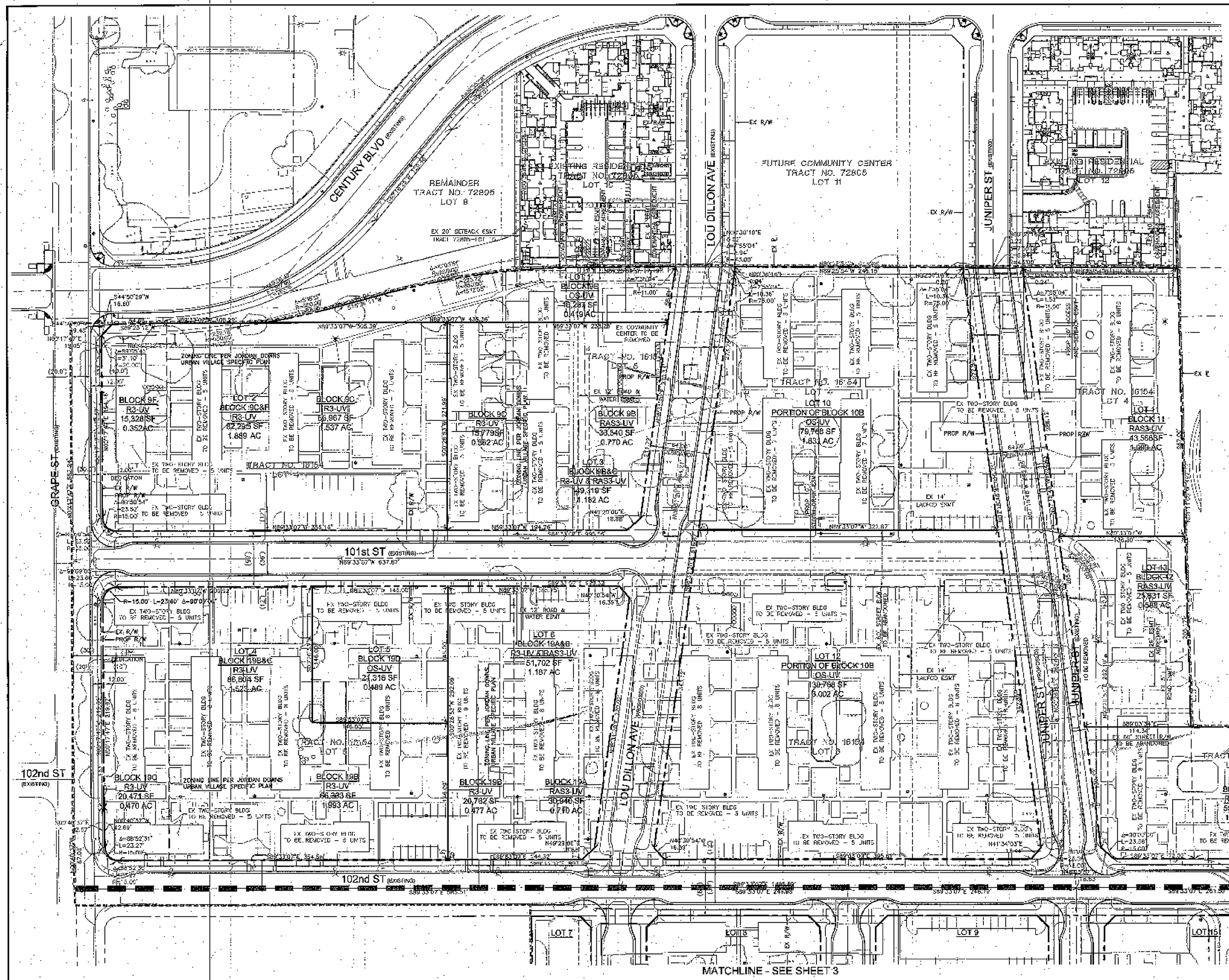
PREPARED BY:
FUSCOE ENGINEERING
16795 Von Karman, Suite 100, Irvine, California 92606
949.474.1960 (fx) 949.474.5315 • www.fuscoe.com
DEBRA V. SCHALES — RCE#43101 — 05/31/2019 — DATE

TENTATIVE TRACT MAP
TENTATIVE TRACT MAP AND TYPICAL SECTIONS
TTM NO. 82633
FOR SUBDIVISION PURPOSES
10010 - 10018 S. GRAPE ST

DRAWN:	KC
DESIGN:	DVS
CHECKED:	DVS
SCALE:	AS SHOWN
JOB NO.:	1585-002
DATE:	05/01/2019

SHEET 3 OF 19

PLAN SET: A 05/01/2019



LEGEND

- EXISTING SIGN
- EXISTING STREET LIGHT
- EXISTING STREET LIGHT PULLBOX
- EXISTING TREE/BRUSH
- EXISTING POWER POLE
- CENTERLINE
- EXISTING R/W OR ℄
- PROPOSED R/W OR ℄
- EXISTING LOT LINE
- PROPOSED LOT LINE
- ZONING LINE PER JORDAN DOWNS SPECIFIC PLAN
- LIMITS OF TTM (TO STREET ℄)
- MATCHLINE

ABBREVIATIONS

ASPH	ASPHALT CONCRETE
AVE	AVENUE
BLDG	BUILDING
BLVD	BOULEVARD
℄	CENTERLINE
Δ	DELTA
ESMT	EASEMENT
EX	EXISTING
L	LENGTH
LACFCD	LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
NO.	NUMBER
PL	PLACE
PROP	PROPOSED
PL	PROPERTY LINE
R	RADIUS
R/W	RIGHT OF WAY
ST	STREET
TTM	TENTATIVE TRACT MAP

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
TENTATIVE MAP
MAY 01 2019
REVISED MAP / OVERSIZED TIME
FINAL MAP UNIT / NOTIFIED
DENSITY ADDITION ACTION

SCALE 1" = 40'

NO.	DATE	REVISIONS	APP'D.	DATE

PREPARED BY:
FUSCOE
Engineering
Lotus, Van Kampen, Suite 100, Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315 • www.fuscoe.com
05/01/2019
DEBRA V. SCHALES RCE-49108 DATE

TENTATIVE TRACT MAP

TENTATIVE TRACT MAP
TTM NO. 82633
FOR SUBDIVISION PURPOSES
10010 - 10018 S. GRAPE ST.

DRAWN:	KC
DESIGN:	DVS
CHECKED:	DVS
SCALE:	AS SHOWN
JOB NO.:	1585-002
DATE:	05/01/2019
SHEET	2 OF 19

PLAN SET: A 05/01/2019