

MODIFIED CONDITIONS OF APPROVAL

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

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

(Additional BOE Improvement Conditions are listed in "Standard Condition" section)

1. That, along Violet Street and adjoining the subdivision, 2-foot wide and 4-foot-wide strips of land be dedicated to complete a 34-foot wide half right-of-way in accordance with Industrial Collector Street standard except at the location of existing structures to remain.
2. That, along 7th Street and adjoining the proposed Lot 2 of the subdivision, a 3-foot-wide strip of land be dedicated to complete a full-width concrete sidewalk. The remainder future street easement shall be correctly shown on the final map.
3. That, along the Alley E/O Mateo Avenue between 7th Place and Violet Street and adjoining the proposed Lot 1 of the subdivision, a 2.5-foot-wide strip of land be dedicated to complete a 10-foot-wide half alley in accordance with Alley standard.
4. That, along Santa Fe Avenue and adjoining the subdivision, a 3-foot-wide strip of land be dedicated to complete a 43-foot-wide half right-of-way in accordance with Avenue II Street standards, except at existing structures to remain.
5. That, the City Department of Transportation in a letter to the City Engineer shall state they have no objection to the 7th Place and the easterly alley mergers as shown on the revised vesting tentative map and that the merger areas are not necessary for the current and future Public Street.
6. That, the Department of City Planning in a letter to the City Engineer determine that the proposed merger areas are consistent with all applicable General Plan Elements of Highway and Circulation Elements for LA Mobility Plan 2035 and Downtown Community Plan.
7. That, the Los Angeles Department of Sanitation (LASAN) in a letter to the City Engineer, shall determine the 10-foot wide sanitary sewer easement recorded February 4, 1997 under Instrument No. 1997-185212 is not necessary for the current and future use.
8. That in the event that Department of City Planning, Department of Transportation and Los Angeles Department of Sanitation have no objection to the street and alley mergers, then the 7th Place, the 15-foot to 22.50-foot alley, the 7.5-foot future alley easement adjoining proposed Lot 3, and the 10-foot wide sanitary sewer easement 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:

- a. That consents to the street and alleys being merged and waivers of any damages that may accrue because of such mergers be obtained from all property owners who might have certain rights in the areas being merged.
- b. That satisfactory arrangements be made with all public utility agencies maintaining existing facilities the areas being merged.
- c. Shall be made permanently available to the general public, at no cost, between sunrise and sunset daily, or during the operating hours of the building, whichever would result in a longer period of time. No gates or other barriers may block any portion of a pedestrian passageway from pedestrian access during the required available hours, and a sign shall be posted at every public entrance to the pedestrian passageway in accordance with the standards in Sec. 2C.3.3.D.10.b.ii.

Note: The Advisory Agency hereby finds that the dedications to be merged are unnecessary for the present or prospective public purposes and all owners of the interest in the real property within the subdivision have or will have consented to the mergers prior to recordation of the final map.

9. That, a variable width strip of land be dedicated as necessary to accommodate a turning area at the new terminus of 7th Place after merger. The extent of any dedication is to be determined based on the final approved design of the street improvements. A survey with a suitable legal description describing the area limits may be necessary.
10. That, the proposed area of 7th Place to be merged, which is currently designated as Collector Street be downgraded to Local Street classification by City Council prior to the recordation of the final map.
11. That, a Certified Survey Plan be prepared and submitted prior to recordation of the final map showing the approved merger areas and detailed locations of existing structures to remain satisfactory to the City Engineer for Final Map review.
12. That, any necessary public drainage and sanitary sewer easements be dedicated and shown on the final map on an alignment satisfactory to the City Engineer. The need for these easements shall be determined by the BOE – Central Engineering District Office.
13. That, the existing sewer lines in the sanitary sewer easement be relocated and or constructed within suitable easement satisfactory to the City Engineer prior to recordation of the final map.
14. That, the subdivider make a request to the BOE – Central District Office to determine the capacity of existing sewers in this area.
15. That any surcharge fees in conjunction with the proposed merger requests be paid.

Any questions regarding this report should be directed to Quyen Phan of the Permit Case Management Division located at 201 North Figueroa Street, Suite 290, or by calling (213) 808-8604.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

16. The geology/soils reports are not required prior to planning approval of the Tract Map No.

83382 as the property is located outside of a City of Los Angeles Hillside Area; is exempt or located outside of a State of California liquefaction, earthquake induced landslide, or fault-rupture hazard zone; and does not require any grading or construction of an engineered retaining structure to remove potential geologic hazards.

17. Per LAMC Section 17.56, each approved Tract Map recorded with the County Recorder shall contain the following statement: "The approval of this Tract Map shall not be construed as having been based upon geological investigation such as will authorize the issuance of building permits on the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits."
18. The Applicant shall comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

19. Prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Provide affidavits of lot cut from the Land Record Section for all lots shown on the map. If the existing lot boundary was cut after July 29, 1962, a Certificate of Compliance from City Planning shall be required or obtain City Planning approval to waive the requirement for the Certificate of Compliance.
 - b. Obtain Zone change to change the zone to the proposed C2-2-RIO Zone prior to obtaining Zoning clearance. Show compliance to the Zone change requirements / conditions as applicable.
 - c. Obtain permits for the demolition or removal of all existing structures on the proposed Lot 1. 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.
 - d. Provide a copy of building records, plot plan, and certificate of occupancy of all existing structures to remain to verify the last legal use and the number of parking spaces required and provided on the proposed Lots.
 - e. The Map is showing existing use as a creative office campus. Provide a copy of building permit for this existing use or revise the Map to show proposed use and obtain approval from the Department of City Planning if the proposed use is not in the Use List.
 - f. Required parking spaces are required to remain for the remaining structure on the site. Show location of all parking spaces and access driveways. Provide copies of permits and final inspection cards, for any new garages or carports.
 - g. Revise the Map to include the legal description and Assessor Parcel Numbers for all the lots in the proposed Lots 2, 3 and 4.
 - h. The proposed total Floor Area Ratio (FAR) shall comply with requirements in LAMC Section 12.21.1 A.1 for the proposed Lots. Revise the Map to show compliance with

the above requirement or obtain approval from the Department of City Planning.

- i. Provide building plans to show compliance with current Los Angeles City Building Code concerning exterior wall/opening protection and exit requirements with respect to the new property lines. All noncompliance issues shall be corrected, required permits shall be obtained, and the final work inspected prior to a clearance letter being issued.
- j. Provide a copy of affidavits AFF-94-1642173-TCA, AFF-94-1642172-TCA, AFF-52919, AFF-18975 and AFF-46268. Show compliance with all the conditions / requirements of the above affidavits as applicable. Termination of above affidavits may be required after the Map has been recorded. Obtain approval from the Department, on the termination form, prior to recording.
- k. The Map is showing proposed street and alley vacations. Provide a copy of the application or resolution for street vacation. The street vacation shall be completed prior to or concurrently with the Map recording or revise the Map to label vacation as merger.
- l. Obtain Bureau of Engineering approval for the proposed street/alley merger.
- m. Show all street/alley 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/alley dedication. No building is allowed to be projected over the new lot lines.

Note: This property is located in Redevelopment Project Area: Central Industrial.

This property is located in the ZI-2358 River Implementation Overlay District (RIO).

The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Helen Nguyen at (213) 482-0427 or helen.nguyen@lacity.org to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

20. A minimum of 20-foot reservoir space will be provided between any security gate(s) and the property line when a driveway is serving less than 100 parking spaces. Reservoir space will increase to 40 feet and 60 feet when the driveway is serving more than 100 and 300 parking spaces, respectively, or as shall be determined to the satisfaction of the Department of Transportation.

21. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk, LAMC 12.21 A.
22. A parking area and driveway plan will be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Room 550. For an appointment, contact LADOT's One Stop email at: ladot.onestop@lacity.org
23. A fee in the amount of \$205 will be paid for the Department of Transportation as required per Ordinance No. 180542 and LAMC Section 19.15 prior to recordation of the final map.

Note: the applicant may be required to comply with any other applicable fees per this new ordinance. Please contact this section at ladot.onestop@lacity.org for any questions regarding the above.

FIRE DEPARTMENT

24. Submit plot plans for Fire Department approval and review prior to recordation of Tract Map Action.
25. Access for Fire Department apparatus and personnel to and into all structures shall be required.
26. 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.
27. 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).

Note: 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) 482-6509. You should advise any consultant representing you of this requirement as well.

28. 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.
29. 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.

DEPARTMENT OF WATER AND POWER

30. 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).)

- a. New hydrants shall be installed. Per LAFD inspector Ruel Cole Review on 3/23/2024, 2 public fire hydrants are required.
- b. Existing facilities shall be relocated or abandoned. The 8-inch water main, fire hydrant 14543, 1" DOM (Service No. 1097388) at 2037 E 7th Place and all other hydrants and services on E 7th Place must be abandoned for tract clearance. Abandon 216' of 8" water main on E 7th Place from 156' E/O Mateo St to 372' E/O Mateo St. Cut and plug for mainline abandonment must be paid at the owner's expense. Submit concurrence from LAFD for the abandonment of hydrant F-14543.

BUREAU OF STREET LIGHTING

31. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), 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. See Condition S-3(c) for Street Lighting Improvement conditions.

BUREAU OF STREET SERVICES

32. See Department of City Planning Condition No. 41 for the approved haul route.
33. Haul Route Required permit fee and bond. Permit fee must be paid before the Department of Building and Safety will issue a Grading Permit.
 - a. Under the provisions of Section 62.201 of the Los Angeles Municipal Code, the following permit fee shall be required:
 - i. The minimum permit fee of \$150.00 is required for the (import/export).
 - b. The required permit fee shall be paid at the Street Services Investigation and Enforcement Division office, 1149 South Broadway, Suite 350, Los Angeles, CA 90015, telephone (213) 847-6000.
 - c. Under the provisions of Section 62.202 of the Los Angeles Municipal Code, a cash bond or surety bond in the amount of \$143,500 shall be required from the property owner to cover any road damage and/or street cleaning costs resulting from the hauling activity.
 - d. Forms for the bond will be issued by Bond Control, Bureau of Engineering Valley District Office, 6262 Van Nuys Boulevard, Suite 251, Van Nuys, CA 91401, telephone (818) 374-5090.

34. Special Conditions.

An authorized Public Officer may make additions to, or modifications of, the following conditions if necessary to protect the health, safety, and welfare of the general public.

- a. The hauling operations are restricted to the hours between 9 AM and 3 PM on Mondays through Fridays, and Saturdays from 8 AM to 4 PM. No hauling shall be performed on Sundays or holidays.

- b. The vehicles used for hauling shall be 14 cubic yard Bottom Dump trucks.
- c. All trucks are to be cleaned of loose earth at the export site to prevent spilling. The contactor shall remove any material spilled onto the public street.
- d. All trucks are to be watered at the export site to prevent excessive blowing of dirt.
- e. The Applicant shall comply with the State of California, Department of Transportation policy regarding movement of reducible loads.
- f. Total amount of dirt to be hauled shall not exceed 144,400 cubic yards.
- g. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.
- h. Flag persons shall be required at the job site to assist the trucks in and out of the project area. Flag persons and warning signs shall be in compliance with Part II of the latest Edition of "Work Area Traffic Control Handbook."
- i. The permittee shall comply with all regulations set forth by the State of California Department of Motor Vehicles pertaining to the hauling of earth.
- j. The City of Los Angeles, Department of Transportation, telephone (213) 485-2298, shall be notified 72 hours prior to beginning operations in order to have temporary "no Parking" signs posted along streets along the haul route.
- k. A copy of the approval letter from the City, the approved haul route and the approved grading plans shall be available on the job site at all times.
- l. Any changes to the prescribed routes, staging and/or hours of operation must be approved by the concerned governmental agencies. Contact Street Services Investigation and Enforcement Division at (213) 847-6000 prior to effecting any change.
- m. The permittee shall notify the Street Services Investigation and Enforcement Division at (213) 847-6000 at least 72 hours prior to the beginning of hauling operations and shall notify the division immediately upon completion of hauling operations.
- n. The application shall expire 18 months after the date of the Board of Building and Safety Commission and/or the Department of City Planning approval. The permit fee shall be paid to the Street Services Investigation and Enforcement Division prior to the commencement of hauling operations.

BUREAU OF SANITATION

35. There are easements contained within the VTT-83382 (2017-2045 E Violet, 2016-2040 E 7th PI). Any proposed development in close proximity to the easements must secure Department of Public Works approval.

Note: This Approval is for the Tract Map only and represents the office of LA Sanitation/CWCDs. The applicant may be required to obtain other necessary Clearances/Permits from LA Sanitation and appropriate District office of the Bureau of Engineering.

If you have any questions please contact Rafael Yanez at (323) 342-1563.

URBAN FORESTRY DIVISION

36. Native Protected Trees

- a. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.
- b. When street dedications are required and to the extent possible, the project shall provide larger planting areas for existing street trees to allow for growth and planting of larger stature street trees. This includes and is not limited to parkway installation and/or enlargement of tree wells and parkways.
- c. Plant street trees at all feasible planting locations within dedicated streets as directed and required by Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The sub-divider or contractor shall notify the Urban Forestry Division at (213) 847-3077 upon completion of construction for tree planting direction and instruction.

Note: Removal of street trees requires approval from the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact Urban Forestry Division at (213) 847-3077 for tree removal permit information.

INFORMATION TECHNOLOGY AGENCY

37. To assure that cable television facilities will be installed in the same manner as other required improvements, please email **cabletv.ita@lacity.org** that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of three people in case the Applicant/owner has any additional questions.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

38. Prior to the issuance of a grading permit, the Applicant shall submit a tree report and landscape plan prepared by an LAMC-designated tree expert as designated by LAMC Ordinance No. 186,873, for approval by the City Planning Department and the Urban Forestry Division of the Bureau of Street Services. All trees in the public right-of-way shall be provided per the current Urban Forestry standards.
39. Prior to the issuance of a 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:
 - a. Limit the proposed development to four ground lots; and the merger and vacation of portions of 7th Place and the Easterly Public Alley;.

- b. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit; and
 - c. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
40. Prior to the issuance of the building permit or the recordation of the final map, a copy of CPC-2021-2231-GPA-VZC-HD-VCU-ZV-SPR shall be submitted to the satisfaction of the Advisory Agency. In the event CPC-2021-2231-GPA-VZC-HD-VCU-ZV-SPR is not approved, the subdivider shall submit a tract modification.
41. Haul Route Conditions.
- a. The approved haul routes are as follows:

Loaded Trucks: Exit from the project site, east on Violet St, turn right (south) onto Santa Fe Ave, turn right (west) onto Porter St, turn right (north) onto I-10 East Freeway, and continue to the export site outside of city limits.

Empty Trucks: From the export site outside of city limits, continue on I-10 West Freeway, take the exit for Mateo St/Santa Fe Ave, stay right for Santa Fe Ave, turn right (east) onto 8th St, turn left (north) onto Santa Fe Ave, turn left (west) onto Violet St, and enter the project site on the right.
 - b. Hours. The hauling operations are restricted to the hours between 9 AM to 3 PM on weekdays, and 8 AM to 4 PM on Saturdays. No hauling should be performed on Sundays.
 - c. Staging Area. Trucks shall be staged on the job site only. Trucks are not allowed to stage on Violet Street or on streets adjacent to project site. Flag control is required at the project site during the hauling operation.

Note: No interference to traffic, access to driveways must be maintained at all times.
 - d. Hauling operations: Hauling operations may be conducted on alternate major or secondary highway routes any day where freeway on-ramps or off-ramps, or other freeway ramps or streets listed on the approved haul route are closed, until the streets or freeway ramps are reopened to through traffic.
42. Indemnification and Reimbursement of Litigation Costs. Applicant shall do all of the following:
- a. 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 but not limited to, 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.
 - b. 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.

- c. 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 b.
- d. 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 b.
- e. 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.
- f. 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, or 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.
- g. 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. Actions 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.

DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

- 43. Implementation. The Mitigation Monitoring Program (MMP), that is part of the case file and attached as Exhibit B, shall be enforced throughout all phases of the Project. The Applicant

shall be responsible for implementing each Mitigation Measure (MM) and shall be obligated to provide certification, as identified below, to the appropriate monitoring and enforcement agencies that each MM has been implemented. The Applicant shall maintain records demonstrating compliance with each MM. Such records shall be made available to the City upon request.

44. Construction Monitor. During the construction phase and prior to the issuance of building permits, the Applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the Department of City Planning, who shall be responsible for monitoring implementation of MMs during construction activities consistent with the monitoring phase and frequency set forth in this MMP.

The Construction Monitor shall also prepare documentation of the Applicant's compliance with the MM during construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the Applicant and Construction Monitor and be included as part of the Applicant's Compliance Report. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with the MMs within two businesses days if the Applicant does not correct the non-compliance within a reasonable time of notification to the Applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.

45. Substantial Conformance and Modification. After review and approval of the final MMP by the Lead Agency, minor changes and modifications to the MMP are permitted, but can only be made subject to City approval. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. This flexibility is necessary in light of the nature of the MMP and the need to protect the environment. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

The Project shall be in substantial conformance with the MMs contained in the MMP. The enforcing departments or agencies may determine substantial conformance with MMs in the MMP in their reasonable discretion. If the department or agency cannot find substantial conformance, a MM may be modified or deleted as follows: the enforcing department or agency, or the decision maker for a subsequent discretionary project related approval finds that the modification or deletion complies with CEQA, including CEQA Guidelines Sections 15162 and 15164, which could include the preparation of an addendum or subsequent environmental clearance, if necessary, to analyze the impacts from the modifications to or deletion of the MMs. Any addendum or subsequent CEQA clearance shall explain why the MM is no longer needed, not feasible, or the other basis for modifying or deleting the MM, and that the modification will not result in a new significant impact consistent with the requirements of CEQA. Under this process, the modification or deletion of a MM shall not, in and of itself, require a modification to any Project discretionary approval unless the Director of Planning also finds that the change to the MM results in a substantial change to the Project or the non-environmental conditions of approval.

46. Archaeological Resources Inadvertent Discovery. In the event that any subsurface cultural resources are encountered at the project site during construction or the course of any ground disturbance activities, all such activities shall halt immediately, pursuant to State Health and Safety Code Section 7050.5. At which time the applicant shall notify the City and consult with a qualified archaeologist who shall evaluate the find in accordance with Federal, State, and local guidelines, including those set forth in the California Public Resources Code Section 21083.2 and shall determine the necessary findings as to the

origin and disposition to assess the significance of the find. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined to be unnecessary or infeasible by the City. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted.

47. Paleontological Resources Inadvertent Discovery. In the event that any prehistoric subsurface cultural resources are encountered at the project site during construction or the course of any ground disturbance activities, all such activities shall halt immediately, at which time the applicant shall notify the City and consult with a qualified paleontologist to assess the significance of the find. In the case of discovery of paleontological resources, the assessment shall be done in accordance with the Society of Vertebrate Paleontology standards. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined to be unnecessary or infeasible by the City. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted.

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 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 percent.
- l. That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 2010.

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 Transportation 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 be either constructed prior to recordation of the final map or that the construction be suitably guaranteed satisfactory to BOE:

- 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 as required below:

Construct new street lights: one (1) on Violet St, and two (2) on 7th Pl. If street widening per BOE improvement conditions, relocated and upgrade street lights; two (2) on Violet St., seven (7) on Santa Fe Ave., and four (4) on 7th St.

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.

- 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 Street Tree Division (213-485-5675) 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 be either constructed prior to recordation of the final map or that the construction be suitably guaranteed satisfactory to City Engineer – BOE Central District Office:
 - 1) Improve Violet Street being dedicated and adjoining the subdivision by the construction of the following:
 - i. A concrete curb, a concrete gutter, and 10-foot-wide concrete sidewalks with tree wells.
 - ii. Suitable surfacing to join the existing pavements and to complete a 24-foot-wide half roadway.
 - iii. Any necessary removal and reconstruction of existing improvements.
 - iv. The necessary transitions to join existing improvements.

Note: Street trees exist in the improvement areas and denial of their removal may impact the ability to widen the roadway. Should the Urban Forestry Division of the Bureau of Street Services (UFD) deny the removal of street trees, then improve Violet Place with the following:

Removal and replacement of existing concrete curb, gutter at existing location, construction of a fullwidth concrete sidewalk abutting the new property line including tree wells and any necessary removal and reconstruction of the existing improvements satisfactory to the City Engineer.

- 2) Improve 7th Place being dedicated and adjoining the subdivision by the construction of the following:
 - i. Concrete curbs, concrete gutters, and 10-foot wide concrete sidewalks with tree wells.

- ii. Suitable surfacing to join the existing pavements and to complete a 48-foot wide total roadway.
 - iii. Any necessary removal and reconstruction of existing improvements.
 - iv. The necessary transitions to join existing improvements.
 - v. If the merger is approved, then provide standard full height curb and gutter, or driveway approach at the new terminus of 7th Place sufficient to accommodate a minimum turning area within the public right-of-way. All improvements along 7th Place shall be graded in such a manner that no public drainage enters the private property. Alternatively, if necessary, storm drain easements and storm drain facilities shall be provided to convey public drainage through the private property to the public R/W, including any necessary removal and reconstruction of existing improvements.
- 3) Improve the Alley located W/O Santa Fe Avenue and S/O 7th Street adjoining the subdivision by the repair and/or replacement of any broken, damaged, or off-grade alley pavement and longitudinal concrete gutter. Reconstruct the alley intersection with 7th Street, including any necessary removal and reconstruction of existing improvements.
- i. If the alley merger is approved, close any unused alley intersection with full height curb, gutter, and sidewalk or standard driveway approach at the intersection with 7th Street. Construct a turning area within the public right-of-way area at terminus of the alley per BOE standard, including any necessary removal and reconstruction of existing improvements.
- 4) Improve 7th Street adjoining the subdivision with the repair and or replacement any broken, damaged, cracked or off-grade concrete curb, gutter, sidewalk and roadway pavement, including any necessary removal and reconstruction of existing improvements.
- 5) Improve Santa Fe Avenue adjoining the subdivision with the repair and or replacement of any broken, damaged, or off-grade concrete curb, gutter, sidewalk and roadway pavement, including any necessary removal and reconstruction of existing improvements.
- 6) Improve the Alley E/O Mateo Street between 7th Place and Violet Street being dedicated and adjoining the subdivision by with the construction of a 17.5-foot-wide alley, including a 2-foot longitudinal concrete gutter. Reconstruct the alley intersection with Violet Street, including any necessary removal and reconstruction of existing improvements.
- 7) Improve the Alley W/O Santa Fe Avenue between 7th Place and Violet Street adjoining the subdivision by the repair and or replacement any broken, damaged, or off-grade alley pavement and longitudinal concrete gutter. Reconstruct the alley intersection at Violet Street, including any necessary removal and reconstruction of existing improvements.
- i. If the alley merger is approved, close any unused alley intersection with full height curb, gutter, and full-width sidewalk or standard driveway approach

at the intersection with Violet Street, including any necessary removal and reconstruction of existing improvements.

- 8) Reconstruct all non-compliant curb ramps including connecting and/or receiving ramps at the intersection of all streets adjoining the subdivision, with ADA compliant curb ramps per BOE standards and Special Order 04-0222 satisfactory to the City Engineer.
- 9) Relocate, and/or reconstruct any mainline sewer (as necessary) within the 10-foot sanitary sewer easement being merged satisfactory to the City Engineer and LASAN.

Any questions regarding this report should be directed Quyen Phan of my staff via quyen.phan@lacity.org.