

## CONDITIONS OF APPROVAL

(As modified by the City Planning Commission at its meeting on August 13, 2020)

In accordance with provisions of Section 17.03 and 17.15 of the Los Angeles Municipal Code (LAMC), the Advisory Agency determines that the Initial Study / Mitigated Negative Declaration (IS/MND) tiers from the Warner Center 2035 Program EIR, No. ENV-2008-3471-EIR, SCH No. 1990011055 ("Warner Center PEIR") pursuant to CEQA Guidelines 15152 and 15168; that the IS/MND analyzes potential environmental impacts that were not examined as significant effects on the environment in the Warner Center PEIR, or were susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means; that revisions in the project were made and agreed to by the applicant before the proposed IS/MND was released for public review which would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; that there is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment; that the IS/MND reflects the independent judgment and analysis of the City; and approves an eight-phased Vesting Tentative Tract Map (VTTM 74891) to merge and re-subdivide the Project site, located at 20920 – 20970 W Warner Center Lane, 20935 – 21051 W Warner Center Lane, and 20931 – 21041 W Burbank Boulevard, for a maximum of eight (8) parcels (Lots 1 through 8), including Lot 5 on which a new building with 168 residential condominium units would be developed, and Warner Center Lane (a private street), as shown on revised map stamp-dated June 7, 2019. This unit density is based on the Warner Center 2035 Specific Plan. 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

*A Bonding and Phasing matrix for each Project Phase, identifying the required dedications and improvements by phase, shall be approved by the Bureau of Engineering prior to the issuance of any permit for the proposed project. A copy of the Bonding and Phasing Matrix shall be included in the project case file.*

*In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission and approval of such Bonding and Phasing Matrix before obtaining any permit shall be recorded.*

*The tract will 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 and the Unit Number(s) of each Unit Map(s). Dedications and improvements for each unit map shall be phased in-line with the Unit Map(s) boundaries satisfactory to the City Engineer.*

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

1. That an 18-foot wide strip of land be dedicated along De Soto Avenue adjoining the subdivision to complete a 68-foot wide half right-of-way dedication in accordance with Modified Boulevard II Standards of LA Mobility Plan. In addition, a 20-foot radius property line return be dedicated at intersection with Burbank Boulevard adjoining the tract.
2. That an additional 12-foot wide public sidewalk easement be provided along De Soto Avenue adjoining the public street dedication stated above in accordance with Warner Center Specific Plan.
3. That a 2-foot wide strip of land be dedicated along Burbank Boulevard adjoining the subdivision to complete a 45-foot wide half right-of-way dedication in accordance with **Modified Avenue I** Standards of LA Mobility Plan.
4. That an additional 6-foot wide public sidewalk easement be provided along De Burbank Boulevard adjoining the public street dedication stated above in accordance with Warner Center Specific Plan.
5. That a minimum 64-foot and variable width private street easement be provided as shown on the **revised tentative map stamp dated June 7, 2019** including 20-foot radius property easement returns at the intersections with Burbank Boulevard and De Soto Avenue all on alignments satisfactory to Valley District Engineering Office. The existing private street easement shall be located within the new proposed private street easement. In the event any portion of the existing private street easement area is outside of the new proposed private street easement area then a revised map shall be submitted for approval.
6. That the full width of the proposed private street be dedicated as a sanitary sewer easement.
7. That the private street easement be part of the adjoining parcels.
8. That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary easements for ingress, egress and public facilities over the private street area upon the sale of the respective lots and they will maintain the private street, free and clear of obstructions and in a safe condition for vehicular use at all times.
9. That a Covenant and Agreement be recorded stating that private street will be posted in a manner prescribed in Section 18.07 of the Los Angeles Municipal Code" Private Street Regulations".
10. That a Covenant and Agreement be recorded advising all future owners and builders that prior to issuance of a building permit, a Notice of Acknowledgment of Easement must be recorded and an application to do work adjoining any drainage and sewer easements and to construct adjoining the existing drainage and sewer facilities must be submitted to the City Engineer for approval.
11. That satisfactory arrangements be made with the Valley District B-permit Section for abandoning or privatizing the existing public sewer system within the tract property. In the event that the above system is to be abandoned then abandonment shall be completed prior to the recordation of the final map.

12. That in the event that satisfactory arrangements have been made with the valley District Engineering District regarding the abandonment and or privatizing of the existing sewer system then the existing public sewer easement within the tract area 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 easements 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.
  - b. That satisfactory arrangements be made with all public utility agencies maintaining existing facilities within the area being merged.
13. That all existing public sewer and drainage easements not being merged including any public drainage easement for LA County be shown on the final map.
14. That the subdivider make a request to the Valley District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
15. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
  - a. 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/or private drainage facilities within suitable easements may be required satisfactory to the Valley District Engineering.
  - b. Improve De Soto Avenue being dedicated and adjoining the subdivision by the construction of the following:
    - i. A concrete curb, a concrete gutter, and an 8-foot concrete sidewalk and landscaping of the parkway.
    - ii. Suitable surfacing to join the existing pavement and to complete a 56-foot half roadway.
    - iii. Any necessary removal and reconstruction of existing improvements.
    - iv. The necessary transitions to join the existing improvement.
  - c. Improve all newly dedicated corner cuts with concrete sidewalks.
  - d. Improve Burbank Boulevard being dedicated and adjoining the subdivision by the removal of existing curb, gutter and sidewalk and construction of the new concrete curb, gutter and an 8-foot concrete sidewalk and landscaping of the parkway, including any necessary removal and reconstruction of existing improvement.
  - e. Improve the private street being provided by the construction of the following:
    - i. Construct additional concrete sidewalks to complete minimum 6-foot wide sidewalks.

- ii. Construct suitable surfacing to provide 32-foot wide minimum roadway or maintain the existing 44-foot wide private street roadways as approved under P-30435.
- f. Construct any necessary on-site main line sewers including house connections satisfactory to the Valley District Office.

#### **DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION**

*Grading Division approvals are conducted at 221 North Figueroa Street, 12<sup>th</sup> Floor suite 1200. The approval of this Tract Map shall not be construed as having been based upon a geological investigation such as will authorize the issuance of the building permit of 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.*

- 16. The Soils Report Approval Letter for the Project issued by the Grading Division of the Department of Building and Safety, dated March 10, 2020, and the geotechnical reports referenced therein are acceptable, provided the following conditions are complied with during site development:
  - a. The Soils Report Approval Letter is only applicable for the purpose of the approval of VTTM 74891. No grading or building permits shall be issued based on the Soils Report Approval Letter and the reports referenced therein.
  - b. Prior to the issuance of grading or building permits with respect to each project phase, a comprehensive soils report shall be submitted to the Grading Division for review and approval with respect to such project phase.

#### **DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION**

*An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Eric Wong at (213) 482-6876 to schedule an appointment.*

- 17. That 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. Obtain permits for the demolition or removal of all existing structures on the site. 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.
  - b. Provide a copy of affidavit AF-89-1492311-MB, AF-96-227272-OB, AFF-53017, AFF-53018, AFF-55688, AFF-55689, AFF-5588, AFF-56892, AFF-56893, AFF-56894, AFF-56895, AFF-56896, AFF-56896, AFF-56897, AFF-56942, AFF-56981, AFF-64958, OB-14529, OB-14553, OB-14557 and PKG-5567. Show compliance with all the conditions/requirements of the above affidavit(s) 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.

- c. Provide a copy of CPC case CPC-2008-3470-SP-GPA-ZC-SUD-BL and CPC-22423-ZBA. Show compliance with all the conditions/requirements of the CPC case(s) as applicable.
- d. Show all street dedication(s) 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 dedication(s).
- e. Private Street shall comply with both Fire Department and Bureau of Engineering conditions.

Notes:

Each Unit Map shall be clear once all applicable above Zoning conditions have been satisfied.

This property is located within the Warner Center Specific Plan Area and requires to comply with the Warner Center Specific Plan.

This property is located in a Liquefaction Zone.

The submitted Map may not comply with the number of parking spaces required by Section 12.21 A.4(a) based on number of habitable rooms in each unit. If there are insufficient numbers of parking spaces, obtain approval from the Department of City Planning.

The submitted Map may not comply with the number of guest parking spaces required by the Advisory Agency.

The existing or 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.

## DEPARTMENT OF TRANSPORTATION

*Any questions regarding these conditions should be directed to Shirley Zamora or Brandon Wilson by calling (818) 374-4691.*

- 18. A minimum 20-foot reservoir space is required between any security gate or parking space and the property line, or to the satisfaction of DOT.
- 19. A two-way driveway width of  $W=30$  feet is required for all driveways, or to the satisfaction of DOT.

20. With respect to each unit map, a parking area and driveway plan should 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 6262 Van Nuys Blvd., Room 320, Van Nuys, CA 91401.
21. The subdivision report fee and condition clearance fee be paid to the Department of Transportation as required per Ordinance No. 183270 and LAMC Section 19.15 prior to recordation of each unit map. Note: The applicant may be required to comply with any other applicable fees per this new ordinance.

## FIRE DEPARTMENT

*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 (818) 374-4351. You should advise any consultant representing you of this requirement as well.*

22. Submit plot plans for Fire Department approval and review prior to recordation of Tract Map Action. In addition, the following items shall be satisfied:
  - 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 FPS 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. 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.
  - e. 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.
  - f. 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.
  - g. 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.
  - h. Submit plot plans indicating access road and turning area for Fire Department approval.
  - i. Private streets shall be recorded as Private Streets, AND Fire Lane. All private street plans shall show the words "Private Street and Fire Lane" within the private street

easement.

- j. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
- k. 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.
- l. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
- m. Private streets and entry gates will be built to City standards to the satisfaction of the City Engineer and the Fire Department.
- n. Construction of public or private roadway in the proposed development shall not exceed 15 percent in grade.
- o. Private development shall conform to the Fire Department street standards for fire access as shown on Department of Public Works Standard Plan S-470-0 and shall otherwise conform to the standards for New Streets in the Warner Center 2035 Plan Section 6.2.5.2.1, as applicable.
- p. Standard cut-corners will be used on all turns.
- q. 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.
- r. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- s. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- t. Recently, the Los Angeles Fire Department (LAFD) modified Fire Prevention Bureau (FPS) Requirement 10. Helicopter landing facilities are still required on all High-Rise buildings in the City. However, FPB's Requirement 10 has been revised to provide two new alternatives to a full FAA-approved helicopter landing facilities.
- u. Each standpipe in a new high-rise building shall be provided with two remotely located FDC's for each zone in compliance with NFPA 14-2013, Section 7.12.2.
- v. The plot plans for each project phase shall be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the unit map for that phase. Each phase shall comply independently with code requirements.

#### DEPARTMENT OF WATER AND POWER

- 23. That the developer shall complete the following financial and engineering arrangements as **conditions of map clearance:**

- a. Street improvement/sewer/storm drain/water plans shall be submitted. **Submit on a unit map basis.**
  - b. Quitclaim Easement. **Developer must start the quitclaim process for the 64' easement for waterline right-of-way purposes on Warner Center Lane. Submit on a unit map basis.**
24. That the developer shall complete the following financial and engineering arrangements as **conditions of service** (but not conditions of unit map clearance):
- a. New services and meters shall be installed. **Installed on a unit map basis. Developer/engineer to provide list of services required for development.**
  - b. Pressure regulators will be required in accordance with the Los Angeles City Plumbing Code for lot(s) where pressures exceed 80 psi at the building pad elevation. **Required for all unit maps on a unit map basis.**
  - c. Additional Requirements: **New LADWP easements must be granted and recorded by the applicant over the area of the new Warner Center Lane street alignment prior to quitclaim of the existing easement. Grants and quitclaims of portions of the easement can be on a unit map basis.**
25. Other pertinent information applicable to this subdivision: On January 1, 2018, LADWP implemented a new policy regarding water service for multi-unit residential structures. If a development allows LADWP to install an individual meter in front of each house and the water main serving that development fronts the property and is in a public right-of-way, then this is a conventional installation and LADWP will provide individual meters. However, if the small lot is completely and within private property and the request is for a manifold type installation of consecutive meters in a coffin-type configuration, LADWP can provide up to five meters in that manifold-setting. LADWP can provide a master meter if the number of meters required is greater than five.

#### **BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS**

*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).*

26. **IMPROVEMENT CONDITION:** No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate, upgrade, and/or replace street lights on a unit map basis; eight (8) on Burbank Boulevard and ten (10) on De Soto Avenue.

#### **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.

**DEPARTMENT OF RECREATION AND PARKS**

*If you have any questions regarding this recommendation, please contact Park Fee Staff at (213) 202-2682 or [rap.parkfees@lacity.org](mailto:rap.parkfees@lacity.org). Park Fees are paid at 221 North Figueroa Street, Suite 400, Los Angeles.*

27. Consistent with Mitigation Measure PS-21 in the Final Environmental Impact Report for the Warner Center 2035 Plan, the requirements of LAMC Section 12.33 shall be fulfilled through either the dedication of land and/or the payment of in-lieu fees prior to the recordation of each applicable unit map. Dedication of land and/or payment of in-lieu fees may be on a unit-map basis. Any dedication of land with respect to a unit map may be on-site or off-site. The applicant shall also be entitled to any applicable credits pursuant to LAMC Section 12.33.H. However, per LAMC 12.33 H(2)(e), no credits can be received for open space areas required by a specific plan. The applicant may apply for any credits for open space beyond the required amount, and any other applicable credits, subject to review and approval by the Department of Recreation and Parks. A suitable arrangement shall be made, satisfactory to the Department of Recreation and Parks, guaranteeing said land dedication and/or payment of in-lieu fees.

**BUREAU OF SANITATION**

28. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the sewer/storm drain lines serving the subject tract and found no potential problems to their structure or potential maintenance problems, as stated in the memo dated June 8, 2017, with the exception of the following:

There are easements contained within the aforementioned property. 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 the Bureau of Sanitation/WCSD. The applicant may be required to obtain other necessary Clearances/Permits from the Bureau of Sanitation and appropriate District office of the Bureau of Engineering.

**INFORMATION TECHNOLOGY AGENCY**

29. To assure that cable television facilities will be installed in the same manner as other required improvements, please email [cabletv.ita@lacity.org](mailto: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.

**URBAN FORESTRY DIVISION AND CITY PLANNING DEPARTMENT**

30. The applicant shall submit a Protected Tree Report with a tree replacement plan prepared by a Tree Expert on a unit map basis, as required by LAMC Ordinance No. 177,404 and Advisory Agency for approval by the Bureau of Street Services, Urban Forestry Division. The Protected Tree Report shall contain the Tree Expert's recommendations for the preservation of as many desirable trees as possible and shall provide species, health, and condition of all trees with tree locations plotted on a site survey. An on-site 4:1 tree replacement for Native Protected Trees may be required for the unavoidable loss of any Native Protected tree on-site.

Note: Removal of Native Protected trees requires the approval of the Board of Public Works. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information.

CEQA document must address protected tree removals and replacements.

31. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2:1 ratio All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the subdivider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction to expedite tree planting.

Note: Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: (213) 847-3077 for permit information. CEQA document must address parkway tree removals.

## DEPARTMENT OF CITY PLANNING - SITE SPECIFIC CONDITIONS

*Clearances may be conducted at the Figueroa, Valley, or West Los Angeles Development Services Centers. To clear conditions, an appointment is required, which can be requested at [planning.lacity.org](http://planning.lacity.org).*

32. Prior to final map recordation for Phase I, the Property Owner shall bond for all De Soto Avenue, Burbank Boulevard, and Private Street improvements satisfactory to the Valley District Engineering Office, or, if the Property Owner elects to construct the improvements, submit to the Bureau of Engineering an application for A-permit(s) and/or B-permit(s) for such improvements. On a unit map basis, public right-of-way improvements along De Soto Avenue and Burbank Boulevard, as well as Private Street improvements, shall be completed and constructed prior to issuance of a certificate of occupancy for any new building within the subject unit map.
33. Prior to final map recordation for each phase, any designated remainder or any omitted parcel may subsequently be sold without any further requirement of the filing of a parcel map or final map per Government Code Section 66424.6(d), but a conditional certificate of compliance is required. No building permits shall be issued for any designated remainder or any omitted parcel unless a conditional certificate of compliance is recorded, with the exception of demolition permits, tenant improvements, and changes of use.
34. 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 8 lots.
  - b. That the subdivider shall comply with the **Warner Center 2035 Specific Plan** prior to the issuance of a building or grading permit.
  - e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.

- f. 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.
- g. 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 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.
- (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, 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.

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.

35. That prior to the issuance of a building permit or the recordation of the final map or the first unit map, a copy of the Case No. DIR-2017-1708-SPP shall be submitted to the satisfaction of the Advisory Agency. In the event that Case No. DIR-2017-1708-SPP is not approved, the subdivider shall submit a tract modification. Case No. DIR-2017-1708-SPP concerns Project Permit Compliance with the Warner Center 2035 Plan and conditions site development, permitted land uses, intensity, phasing, ground floor limitations, building height, street standards, Activity Nodes, Active Street Frontages, setbacks, Publicly Accessible Open Space, Park Fees and Land Dedication, parking requirements, compliance with Design Guidelines, street trees, on-site trees, compliance with sustainability standards, street lighting, site access and internal circulation, Mobility Fee, Transportation Demand Management options, and the Warner Center Cultural Amenities Development Fee, among other regulations.
36. Per Warner Center 2035 Plan Section 5.3.3.2.2, any changes to any phase of development which are not substantially compliant with approved plans, including changes to elevations, site plans, orientations, and other design features to a Multiple-Phase Project, shall require a modification to a Project Permit Compliance pursuant to the requirements of LAMC Section 11.5.7.D. Any modification request shall include submittal of all materials necessary to support the modification request including, but not limited to, supplemental application materials, phasing documentation and DOT review specified in subsections 5.3.3.1.1 through 5.3.3.1.3.
37. Pursuant to Warner Center 2035 Plan Section 6.1.2.2.10 regarding the anticipated extension of Variel Avenue from Califa Street to the north to Burbank Boulevard to the south, the Project shall design the driveway identified on plans as Adler Drive, along the west side of the Project site, to be directly accessible to Burbank Boulevard and to be built to a width of 28 feet, as proposed on Plan Sheet MP-30, in anticipation of the adjacent properties to the north and west being redeveloped, and allowing for an extension of Variel Avenue in a southerly direction to Burbank Boulevard. There shall be a 10-foot parkway located to the west of Adler Drive, extending to the property line, as proposed by the applicant and depicted on Plan Sheet MP-30. The northern end of Adler Drive may be temporarily improved as private, park-like open space, as proposed by the applicant, until such time that the property to the north redevelops.
38. Per Warner Center 2035 Plan Section 6.2.2 and Appendix F, Section 7, the Project shall provide a minimum of 15 percent of the net site area as Publicly Accessible Open Space (PAOS), based on a lot size of 1,042,301 square feet. Since the Project includes the

creation of a New Street, 50% of the Project's PAOS requirement shall be credited, in accordance with Section 6.2.2.3.2. The Project thus shall provide a minimum of 78,173 square feet of PAOS, which is further conditioned in Case No. DIR-2017-1708-SPP.

#### DEPARTMENT OF CITY PLANNING-ENVIRONMENTAL MITIGATION MEASURES

39. 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 (a) mitigation monitor(s) who shall provide periodic status reports on the implementation of mitigation items required by the following Mitigation Condition and Project Design Feature Nos. of the Tract's approval satisfactory to the Advisory Agency. The mitigation monitor(s) 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.
40. 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:
- AES-1:** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the decision maker.
- AES-2:** Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from graffiti, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to LAMC Section 91.8104.
- AES-3:** The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a public street or alley, pursuant to LAMC Section 91.8104.15.
- AES-4:** Multiple temporary signs in the store windows and along the building walls are not permitted.
- AES-7:** All signs shall meet the following criteria:
- a) The building and ground area around signs shall be properly maintained at all times. All unused mounting structures, hardware and wall perforations from any previous sign shall be removed and building surfaces shall be restored to their original condition.
  - b) All signage copy shall be properly maintained and kept free from damaged sign material and other unsightly conditions, including graffiti.
  - c) Any sign structure shall be at all times kept in good repair and maintained in a safe and sound condition and in conformance with all applicable codes.

- d) Razor wire, barbed wire, concertina wire or other barriers preventing unauthorized access to any sign, if any, shall be hidden from public view.
- e) The signage copy must be repaired or replaced immediately upon tearing, ripping, or peeling or when marred or damaged by graffiti.
- f) No access platform, ladder, or other service appurtenance, visible from the sidewalk, street or public right-of-way, shall be installed or attached to any sign structure.
- g) Existing signs that are no longer serving the current tenants, including support structures, shall be removed and the building facades originally covered by the signs shall be repaired/resurfaced with materials and colors that are compatible with the facades.

**AES-8:** The material, construction, mounting, and adhesive methods of all proposed signage shall be subject to the approval of the Fire Department and the Department of Building and Safety.

**AES-9:** All lighting related to construction activities shall be shielded or directed to restrict any direct illumination onto property located outside of the construction area boundaries that is improved with light-sensitive uses.

**AES-10:** Exterior lighting shall incorporate fixtures and light sources that focus light onto project sites to minimize light trespass.

**AES-11:** Lighting of individual phases of the Project shall comply with LAMC Section 93.0117. As such, lighting shall not cause more than two footcandles of lighting intensity or direct glare from the light source at any residential property.

**AES-12:** All buildings, parking structures, and signage shall be prohibited from the using highly reflective building materials such as mirrored glass in exterior façades. Examples of commonly used non-reflective building materials include cement, plaster, concrete, metal, and non-mirrored glass, and would likely include additional materials as technology advances in the future.

**AES-13:** Buildings shall not include large areas of reflective surfaces that could reflect light from signage into surrounding areas. No high brightness special effects lighting with brightness levels that shall exceed the lighting levels of permitted signage would be allowed. Buildings, signage or thematic elements shall not incorporate reflective building materials or provide a source of auto headlight-related glare in proximity to glare sensitive uses.

**AES-14:** Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential uses.

**AES-15:** The exteriors of buildings shall be constructed of materials such as high performance tinted non-reflective glass and/or pre-cast concrete or fabricated wall surfaces.

**AES-16:** Prior to issuance of a building permit for signage displays for each phase of the Project, a lighting design expert shall develop plans and

specifications for the proposed lighting displays, to identify maximum luminance levels for the displays. The City and lighting expert shall review and monitor the installation and testing of the displays, in order to ensure compliance with all City lighting regulations and these mitigation measures.

**AES-17:** The Applicant (and successor) and/or its lighting design expert shall implement the following protocol to determine compliance with all City lighting regulations and these mitigation measures no later than 6 months after certificate of occupancy:

- a) A representative testing site shall be established on or next to those light sensitive receptors that have the greatest exposure to signage lighting on each facades of a development.
- b) A light meter mounted to a tripod at eye level, facing project buildings, should be calibrated and measurements should be taken to determine ambient light levels with the sign on.
- c) An opaque object (a board) should be used to block out the view of the sign from the light meter, at a distance of at least 4 feet away from the tripod and blocking the light meter's view of the building. A reading should be taken to determine the ambient light levels with the sign off.
- d) The difference between the two would be the amount of light the sign casts onto the sensitive receptor.
- e) An alternate acceptable method to measure light levels would be to use the same tripod and same light meter, but to turn on and off the signage. This method takes more coordination, but is more accurate.

**AES-27** The Applicant (or successors as appropriate) shall submit a conceptual signage and lighting design plan to the Department of City Planning to establish lighting standards and guidelines.

**AQ-1:** The Project shall use soil binders on soils exposed for extended periods of time (more than two weeks) to reduce fugitive dust. In addition, the Project shall include the following measures as applicable and feasible for each phase of the Project:

- 1) Provide temporary traffic controls such as a flag person, during all phases of construction to maintain smooth traffic flow.
- 2) Provide dedicated turn lanes for movement of construction trucks and equipment, on-and off-site.
- 3) Reroute construction trucks away from congested streets or sensitive receptor areas.
- 4) Appoint a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to PM<sub>10</sub> generation.

- 5) Improve traffic flow by signal synchronization, and ensure that all vehicles and equipment will be properly tuned and maintained according to manufacturers' specifications.
- 6) Use coatings and solvents with a VOC content lower than that required under AQMD Rule 1113.
- 7) Construct or build with materials that do not require painting.
- 8) Require the use of pre-painted construction materials.
- 9) Require the use of 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export).
- 10) During project construction, all internal combustion engines/construction equipment operating on the project site shall meet EPA-Certified Tier 2 emissions standards, or higher, according to the following:
  - All off road diesel-powered construction equipment greater than 50 hp 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.
  - A copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment.
  - Encourage construction contractors to apply for AQMD "SOON" funds. Incentives could be provided for those construction contractors who apply for AQMD "SOON" funds. The "SOON" program provides funds to accelerate cleanup of off-road diesel vehicles, such as heavy-duty construction equipment. More information on this program can be found at the following website: <http://www.aqmd.gov/home/programs/business/business-detail?title=off-road-diesel-engines>.
- 11) Other measures as applicable that may be recommended by SCAQMD on their web site or elsewhere: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>.

**AQ-2:** The Applicant shall ensure that ground cover be reestablished on construction sites through seeding and watering on completion of construction (or if sites are to remain undeveloped for more than a year) for each phase of the Project.

**AQ-3:** The Applicant shall ensure that trucks leaving construction sites be washed to reduce track-out dirt and dust.

- AQ-4:** The Applicant shall provide rideshare and transit incentives to construction personnel.
- AQ-5:** The Applicant shall configure construction parking to minimize interference with traffic lanes.
- AQ-6:** The Applicant shall minimize the obstruction of through-traffic in the vicinity of each construction site.
- AQ-7:** The Applicant and City Departments shall require the use of flag people during construction to guide traffic properly.
- AQ-8:** The Applicant shall ensure that construction activities that could affect roadways be scheduled for off-peak periods.
- AQ-9:** Project construction personnel (as well as City construction personnel associated with construction of roadway and other infrastructure) shall ensure that that construction vehicles avoid, to the extent feasible, travel on streets immediately adjacent to Canoga Park High School, Woodland Hills Academy Middle School and Hart Elementary School throughout the construction phase for each phase of the Project to reduce potentially significant project specific and cumulative construction-related air quality impacts. The Applicant shall ensure that haul routes are designed to comply with this measure.
- AQ-10:** Each phase of the Project located within 0.5 mile of Woodland Hills Academy Middle School shall be subject to a construction fee that provides for funding for the replacement of air filters at the beginning and at the conclusion of construction in any air conditioning units at the affected school site.
- AQ-11:** For each phase of the Project located within 0.5 mile of Woodland Hills Academy Middle School, the Applicant shall provide advance notification of the Project's anticipated general construction schedule and a specific schedule for site grading and preparation activities, and shall allow the affected school 15 days to review and comment on the schedule. In addition, any such project phase shall be required to provide personnel on a daily basis to wash the playground, lunch areas, and seating areas at the affected school site during active grading and earth moving phases of the construction, as coordinated with the appropriate school administrative staff.
- AQ-12:** For each phase of the Project located within 0.5 mile of Woodland Hills Academy Middle School, the Applicant shall, as a condition of the Project Permit Compliance Review, execute a covenant to implement feasible mitigation measures, including all measures identified above.
- AQ-13:** For each phase of the Project located within 0.5 mile of Woodland Hills Academy Middle School, the Applicant shall contribute a fair share to the Warner Center Air Quality Trust Fund by paying the Construction Air Quality Impact Assessment (CAQIA) fee prior to the issuance of any building, demolition, grading or foundation permit. The CAQIA Fee shall be \$0.10 per square foot of proposed surface area disturbed or greater as may be identified in a subsequent fair share study.

- AQ-22:** All landscaping shall be required to be drought tolerant to reduce water consumption and provide passive solar benefits.
- BIO-1:** The development of the Project shall avoid disturbance of any nests protected by the Migratory Bird Treaty Act: If construction activities (i.e., removal of trees or shrubs) are scheduled to occur during the non-breeding season (September 1 through January 31), no mitigation is required. If construction activities are scheduled to occur during the breeding season (February 1 through August 31), the project proponent will implement the following measures to avoid potential adverse effects on birds covered by the Migratory Bird Treaty Act:
- No more than two weeks prior to construction, a qualified wildlife biologist will conduct preconstruction surveys of all potential nesting habitat within 500 feet of construction activities where access is available.
  - If active nests are found during preconstruction surveys, the project proponent will create a no disturbance buffer (acceptable in size to the CDFG) around active raptor nests and nests of other special-status birds during the breeding season, or until it is determined that all young have fledged. Typical buffers include 500 feet for raptors and 250 feet for other nesting birds. The size of these buffer zones and types of construction activities restricted in these areas may be further modified during coordination and in consultation with the CDFG and will be based on existing noise and human disturbance levels at the project site. Nests initiated during construction are presumed to be unaffected, and no buffer would be necessary. However, the "take" (mortality, severe disturbance to, etc.) of any individual birds will be prohibited.
  - If preconstruction surveys indicate that nests are inactive or potential habitat is unoccupied during the construction period, no further mitigation is required. Trees and shrubs within the construction footprint that have been determined to be unoccupied by birds covered by the Migratory Bird Treaty Act or that are located outside the no-disturbance buffer for active nests may be removed.
- BIO-2:** Replacement for the loss of any protected trees shall be required in accordance with the Los Angeles Protected Tree Ordinance: Replace all on-site trees to ensure continuation of the urban forest. Replace all non-native trees greater than 10 centimeters (4 inches) in diameter at breast height (4.5 feet above surrounding grade) with native or non-native (non-invasive) trees of appropriate local climate tolerance at a 2:1 ratio. For native species, source materials should be from seeds or cuttings gathered within coastal southern California to ensure local provenance.
- CUL-3:** Archaeological monitoring by a qualified archaeologist, of grading of subsurface materials not previously disturbed, shall be undertaken. If buried cultural resources are discovered during ground-disturbing activities, work will stop in that area and within 100 feet of the find until a qualified archaeologist can assess the significance of the find and, if necessary, develop appropriate treatment measures. If during cultural resources monitoring the qualified archaeologist determines that the sediments being excavated are previously disturbed or unlikely to contain significant cultural materials, the qualified archaeologist can specify that

monitoring be reduced or eliminated will verify that work is halted until appropriate site-specific treatment measures are implemented.

- CUL-4:** If cultural resources are discovered during construction activities, the Project's construction contractor will verify that work is halted until appropriate site-specific treatment measures are Implemented.
- CUL-5:** If human remains of Native American origin are discovered during ground-disturbing activities on the Project Site, the Project will comply with State laws relating to the disposition of Native American burials that fall within the jurisdiction of the California Native American Heritage Commission (Public Resources Code Section 5097). According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052). Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If the remains are determined to be Native American, the coroner must contact the California Native American Heritage Commission to determine the most likely descendent(s). The most likely descendent shall determine the most appropriate means of treating the human remains and any associated grave artifacts, and shall oversee disposition of the human remains and associated artifacts by the project archaeologists.
- CUL-6:** A qualified paleontological monitor shall monitor excavation activities below previously disturbed materials for the Project on the Project Site. The qualified paleontological monitor shall retain the option to reduce monitoring with respect to any project phase if, in his/her professional opinion, potentially fossiliferous units, are not found to be present or, if present, are determined by qualified paleontological personnel to have low potential to contain fossil resources.
- GEO-1:** The Applicant is required to prepare detailed geotechnical investigations that address site-specific geologic constraints of the site including soil conditions (including liquefaction and expansive soils) and stability. The study shall include recommendations related to erosion control and other site-specific conditions including seismicity for construction of individual projects.
- GEO-2:** The Project shall be constructed in compliance with the Los Angeles Municipal Code and California Building Code and other applicable regulations.
- GEO-3:** Unless otherwise specified by the City, for each phase of the Project, the Applicant shall demonstrate compliance with specific recommendations for grading, foundation design, retaining wall design, temporary excavations, slabs on grade, site drainage, asphalt concrete pavement and interlocking pavers, design review, construction monitoring and geotechnical testing as identified in a site-specific geotechnical study, to the satisfaction of the Department of Building and Safety, as conditions to issuance of any grading and building permits with respect to such phase.
- GEO-4:** For each phase of the Project, the Applicant shall comply with the following Department of Building and Safety requirements (if not already covered by

mitigation measure GEO-3), prior to issuance of a grading permit for such phase of the Project:

- Prior to the issuance of a grading permit by the Department of Building and Safety for each phase of the Project, the consulting geologist and soils engineer for the Project shall review and approve project grading plans with respect to such phase. This approval shall be conferred by signature on the plans which clearly indicate the geologist and/or soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in the report.
- Prior to the commencement of grading activities for each phase of the Project, a qualified geotechnical engineer and engineering geologist shall be employed with respect to such phase for the purpose of observing earthwork procedures and testing fills for conformance to the recommendations of the City Engineer, approved grading plans, applicable grading codes, and the geotechnical report approved to the satisfaction of the Department of Building and Safety.
- During construction of each phase of the Project, all grading shall be carefully observed, mapped and tested by the project engineer. All grading shall be performed under the supervision of a licensed engineering geologist and/or soils engineer in accordance with applicable provisions of the Los Angeles Municipal Code and California Building Code and to the satisfaction of the City Engineer and the Department of Building and Safety.
- Any recommendations prepared by the consulting geologist and/or soils engineer for each phase of the Project for correction of geologic hazards, if any, encountered during grading shall be submitted to the Department of Building and Safety for approval prior to issuance of a Certificate of Occupancy for the applicable phase of the Project.
- Grading and excavation activities shall be undertaken in compliance with all relevant requirements of the California Division of Industrial safety, the Occupational Safety and Health Act of 1970 and the Construction Safety Act.

**GEO-5:** The Project shall conform to applicable criteria set forth in the Recommended Lateral Force Requirements and Commentary by the Structural Engineers Association of California.

**GEO-6:** Each phase of the Project shall be designed to conform to the City of Los Angeles Seismic Safety Plan and additional seismic safety requirements not encompassed by compliance with the Los Angeles Municipal Code and California Building Code and Grading Ordinance as may be identified by the Department of Building and Safety prior to Plan Check approval on each building.

**GEO-7:** The structural design of each project building shall comply with the seismic standards of the most recent applicable California Building Code according to the seismic zone and construction type.

**GEO-8:** For each phase of the Project, the Applicant shall ensure that 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 on the Project Site to the satisfaction of the 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 for the applicable phase of the Project.

- GEO-9:** The Applicant shall ensure that appropriate erosion control and drainage devices are incorporated to the satisfaction of the Department of Building and Safety. Such measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures.
- GEO-10:** The Applicant shall ensure that if temporary excavation slopes are to be maintained during the rainy season, all drainage shall be directed away from the top of the slope. No water shall be allowed to flow uncontrolled over the face of any temporary or permanent slope.
- GEO-11:** The Applicant shall ensure that provisions are made for adequate surface drainage away from areas of excavation, as well as protection of excavated areas from flooding, on the Project Site. The grading contractor shall control surface water and the transportation of silt and sediment.
- GEO-12:** For each phase of the Project, the Applicant shall comply with National Pollutant Discharge Elimination System (NPDES) permit requirements, including preparation of Storm Water Pollution Prevention Plans (SWPPP). As part of the SWPPP for each phase of the Project, Best Management Practices (BMPs) would be identified for construction to reduce soil erosion and pollutant levels to the maximum extent possible.
- HAZ-3:** The Applicant and/or contractor shall ensure that no hazardous materials are transported along Topanga Canyon Boulevard or Burbank Boulevard or within one-quarter mile of a school.
- HAZ-4:** The Applicant and/or contractor shall coordinate in advance of construction with the City of Los Angeles Department of Transportation and Fire Department to ensure that road closures (temporary or permanent) are identified and that alternate access and evacuation routes are determined in the event of an emergency and/or natural disaster.
- HAZ-5:** Each construction site and/or permanent facility storing hazardous materials shall comply with applicable regulations regarding storage, transport and disposal of hazardous materials and wastes.
- HYDRO-1:** The Applicant shall comply with the Low Impact Development (LID) Ordinance. Construction contractors for the Project shall be required to control erosion and runoff as necessary through the use of site appropriate grading practices. Specifically, the construction contractor shall plan for and implement Best Management Practice (BMP) during each phase of construction to the satisfaction of the Department of Public Works, Bureau of Engineering, Stormwater Management Division City of Los Angeles, and/or other designated responsible agencies/departments. (LID measures also require review and approval of the Watermaster.)
- HYDRO-2:** The Applicant shall ensure that structural design of the Project will be modified when possible to avoid the need for a permanent dewatering

system. When a permanent dewatering system is necessary, one or more of the following measures as per the Department of Building and Safety shall be followed:

- Pumping water to a beneficial use on site (landscaping, decorative fountains or lakes, toilet flushing, cooling towers); or
- Returning water to the groundwater basin by an injection well.

- HYDRO-3:** The Applicant shall provide sufficient available area so that runoff can be collected in roadside vegetated swales, as appropriate and feasible, and directed to existing curb and gutter or storm drains. In other areas, runoff shall be collected in gutters and directed to the storm drain systems. Swale design shall be coordinated with on-site hazardous materials issues as necessary.
- HYDRO-4:** The Applicant shall comply with applicable NPDES permit requirements, including preparation and implementation of a Standard Urban Stormwater Mitigation Plan (SUSMP) for each phase of the Project in accordance with the Los Angeles Municipal Storm Water permit. The SUSMP shall identify post development peak runoff, conserve natural areas, minimize stormwater pollutants, protect slopes and channels, and post construction Best Management Practices (BMP) and other items as required by the permit. (SUSMP measures require review and approval of the Watermaster.)
- HYDRO-5:** The Applicant shall ensure that runoff from parking lots to be treated, as required by SUSMP regulations, prior to discharging into existing storm drain systems.
- HYDRO-6:** The Applicant shall ensure that all wastes from construction on the Project Site shall be disposed of properly. Appropriately labeled recycling bins shall be used to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete; wood, and vegetation. Non-recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes shall be discarded at a licensed regulated disposal site.
- HYDRO-7:** The Applicant shall ensure leaks, drips, and spills be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- HYDRO-8:** The Applicant shall prevent material spills from being hosed down at the pavement. Dry cleanup methods shall be required wherever possible.
- HYDRO-9:** The Applicant shall ensure that dumpsters be covered and maintained. Uncovered dumpsters shall be required to be placed under a roof or covered with tarps or plastic sheeting.
- HYDRO-10:** The Applicant shall ensure that where truck traffic is frequent, gravel approaches and dirt tracking devices shall be used to reduce soil compaction and limit the tracking of sediment into streets.

- HYDRO-11:** The Applicant shall ensure that all vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be required to be conducted at an appropriate location. Drip pans or drop cloths shall be required to catch drips and spills.
- HYDRO-12:** Short-term water quality impacts may result from the construction of the proposed Project. Each phase of project construction shall comply with the Construction General Activity Stormwater Permit (General Permit) and the City's Development Construction Program pursuant to the NPDES Permit (Permit No. CA00401). Implementation of the General Permit and NPDES Permit programs will mitigate potential impacts to a level of insignificance.
- HYDRO-13:** Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control, which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. The Applicant must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board for each phase of the Project, including the following (a copy of the SUSMP can be downloaded at: <http://www.swrcb.ca.gov/rwqcb4/>).
- The Applicant shall implement stormwater BMPs to treat and, as appropriate and feasible, infiltrate the runoff from a storm event producing 3/4 inch of rainfall in a 24-hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
  - Post development peak stormwater runoff discharge rates shall not exceed the estimated predevelopment rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
  - Clearing and grading of native vegetation at the project site shall be limited to the minimum needed to build lots, allow access, and provide fire protection.
  - Trees and other vegetation at each site shall be maximized by planning additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
  - Natural vegetation shall be promoted by using parking lot islands and other landscaped areas.
  - Any identified riparian areas shall be preserved.
  - Appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code will be incorporated.
  - Outlets of culverts, conduits or channels from erosion by discharge velocities shall be protected by installing a rock outlet protection. Rock outlet protection is physical device composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. Sediment traps shall

be installed below the pipe-outlet. Inspect, repair, and maintain the outlet protection after each significant rain.

- Any connection to the sanitary sewer will have authorization from the Bureau of Sanitation.
- Impervious surface area will be reduced by using permeable pavement materials where appropriate. These include pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates, cobbles.
- Roof runoff systems will be installed where site is suitable for installation.
- Messages that prohibit the dumping of improper materials into the storm drain system adjacent to storm drain inlets shall be painted.
- All storm drain inlets and catch basins within the project area shall be stenciled with prohibitive language (such as NO DUMPING - DRAINS TO OCEAN) and/or graphical icons to discourage illegal dumping.
- Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
- Legibility of stencils and signs must be maintained.
- Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- The storage area will be paved and sufficiently impervious to contain leaks and spills.
- The storage area shall have a roof or awning to minimize collection of stormwater within the secondary containment area.
- An efficient irrigation system shall be designed to minimize runoff including: drip irrigation for shrubs to limit excessive spray; shutoff devices to prevent irrigation after significant precipitation; and flow reducers.
- Cleaning of oily vents and equipment will be performed within designated covered area, sloped for wash water collection, and with a pretreatment facility for wash water before discharging to properly connected sanitary sewer with a CPI type oil/water separator. The separator unit must be: designed to handle the quantity of flows; removed for cleaning on a regular basis to remove any solids; and the oil absorbent pads must be replaced regularly according to manufacturer's specifications.
- Trash dumpsters will be stored both under cover and with drains routed to the sanitary sewer or use non-leaking and water tight dumpsters with lids. Containers will be washed in an area with properly connected sanitary sewer.
- Wastes, including paper, glass, aluminum, oil and grease will be reduced and recycled.

- Liquid storage tanks (drums and dumpsters) will be stored in designated paved areas with impervious surfaces in order to contain leaks and spills. A secondary containment system such as berms, curbs, or dikes shall be installed. Drip pans or absorbent materials whenever grease containers are emptied will be used.
- The owner(s) of the property will prepare and execute a covenant and agreement satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.

- NOI-3:** The Applicant shall restrict construction hours to hours between 7:00 a.m. and 9:00 p.m., Monday through Friday, and between 8:00 a.m. and 6:00 p.m. on Saturday. No noise-generating construction activities shall be allowed on Sundays or national holidays.
- NOI-4:** The Applicant shall ensure that noise-generating construction equipment be equipped with the most effective state-of-the-art noise control devices, i.e., mufflers, lagging, or motor enclosures. All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.
- NOI-5:** The Applicant shall ensure that temporary noise barriers to be used and relocated, as needed, to block line-of-sight (sound) between the construction equipment and any noise sensitive receptors within 500 feet of a construction site.
- NOI-6:** The Applicant shall ensure that truck deliveries and haul routes, to the extent feasible, shall be directed away from the three LAUSD schools in the vicinity of Warner Center and not access construction sites from De Soto Avenue, along the lot line of Woodland Hills Academy Middle School or from Topanga Canyon Boulevard and Vanowen Street along the lot line of Canoga Park High School, or use Variel north of Warner Center to access project sites in Warner Center.
- NOI-7:** The Applicant shall notify schools in advance of construction activities. The construction manager's (or representative's) telephone number shall be provided with the notification so that each school may communicate any concerns.
- PS-1:** Adequate fire protection service levels shall be maintained through the addition of personnel and facilities as necessary to meet anticipated demand, and where appropriate, through project-specific on-site features that reduce the demand for such personnel and facilities.
- PS-2:** The Applicant shall submit for review and approval all project plans on a phase-by-phase basis to the LAFD to ensure that the applicable new building complies with current fire codes and LAFD requirements.
- PS-3:** The project building plans shall include the submittal of a plot plan on a phase-by-phase basis for approval by the LAFD prior to the recordation of the final map or the issuance of the first building permit for the applicable phase of the Project.

- PS-4:** The Applicant shall consult with the LAFD and incorporate fire prevention and suppression features appropriate to the design of each phase of the Project.
- PS-5:** Plans and specifications shall be submitted to the LAFD on a phase-by-phase basis and requirements for necessary permits satisfied prior to commencement of any portion of the applicable phase of the Project.
- PS-6:** Fire hydrants shall be installed on a phase-by-phase basis as appropriate that shall be fully operational and accepted by the LAFD prior to any building construction above grade.
- PS-7:** Plot plans shall indicate access driveways and roads and turning areas be reviewed and approved by the LAFD, prior to the issuance of a building permit for the applicable phase of the Project.
- PS-8:** During each construction phase of the Project, emergency access shall remain clear and unobstructed.
- PS-9:** The Project shall comply with all applicable State and local codes and ordinances, and the guidelines found in the Fire Protection and Fire Prevention Plan, as well as the Safety Plan, both of which are elements of the General Plan of the City of Los Angeles.
- PS-10:** All access roads, including fire lanes, shall be maintained in an unobstructed manner, removal of obstructions shall be at the owner's expense. The entrance to all required fire lanes or required private driveways shall be posted with a sign no less than three square feet in area in accordance with Section 57.09.05 of the Los Angeles Municipal Code.
- PS-11:** A Fire Flow analysis shall be prepared for each phase of the Project. The purpose of the analysis will be to determine whether the proposed public water system can deliver required fire flows to the public fire hydrants located in the area. Should fire flow be found to be inadequate with respect a project phase, the Applicant shall be required to comply with the requirements of LADWP (including construction of additional water supply lines within the project area, payment of a fee to cover fair share costs and/or other measures as deemed necessary by LADWP and/or LAFD) to ensure adequate fire flow.
- PS-12:** During construction, the Applicant shall implement security measures including security fencing, lighting, locked entry, and security patrol on the site.
- PS-13:** During the construction phase of the Project, the Applicant shall provide adequate through access and emergency access to adjacent uses as necessary.
- PS-14:** The Applicant shall consult with the LAPD and comply with recommended security features for the construction site, including security fencing, locked entrances, lighting, and the use of a seven-day, 24-hour security patrol.
- PS-16:** The Applicant shall consult with the LAPD Crime Prevention Unit regarding crime prevention features appropriate for the design of the Project and

subsequently, shall submit plot plans on a phase-by-phase basis to the LAPD Crime Prevention Unit for review and comment. The plans shall incorporate design guidelines relative to security and semi-public and private spaces which may include but not be limited to access control to buildings, secured parking facilities, wall/fences with key systems, well-illuminated public and semi-public and private spaces, which may include access control to buildings, secured parking facilities, walls/fences with key systems, well-illuminated public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provisions of security guard patrol if needed. These measures shall be approved by the LAPD prior to the issuance of a building permit for the applicable phase of the Project.

- PS-17:** Upon completion of each phase of the Project, the Applicant shall provide the local Commanding Officer with access routes and other information with respect such phase that might facilitate police response, as requested by the LAPD.
- PS-18:** The Applicant shall provide project plans on a phase-by-phase basis to the LAPD Crime Prevention Unit to determine any additional crime prevention and security features appropriate to the design of the applicable phase of the Project. Any additional design features identified by the LAPD Crime Prevention Unit shall be incorporated into the final design for the applicable phase of the Project and to the satisfaction of LAPD, prior to issuance of a Certificate of Occupancy for such phase of the Project.
- PS-19:** Each phase of the Project shall incorporate design guidelines relative to security, semi-public and private spaces, which may include, but not be limited to, access control to buildings, secured parking facilities, walls/fences with key systems, well illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas and provision of security guard patrol throughout the portion of the Project Site on which the applicable phase is located, if needed.
- PS-20:** Prior to issuance of a building permit for each phase of the Project, the Applicant shall pay to the LAUSD the prevailing State Department of Education Development Fee for the applicable phase of the Project to the extent allowed by State law. School fees exacted from residential and commercial uses would help fund necessary school service and facilities improvements to accommodate anticipated population and school enrollment within the LAUSD service area, and would allow for the LAUSD to allocate these funds as they deem necessary.
- PS-21:** The Applicant shall comply with the open space regulations of the WC2035 Plan and also undertake one of the following: (1) dedicate additional parkland to meet the requirements of LAMC Section 17.12; (2) pay in-lieu fees for any land dedication requirement shortfall; and/or (3) provide onsite improvements equivalent in value to said in lieu fees. If any fees are collected, they should be spent within the WC2035 Plan area, including, for example, within opportunity areas along the Los Angeles River.

- PS-22:** The Applicant shall offset the burden on the existing libraries through one of the following: (1) payment of a fee based on an established nexus between the Project, demand and the need for additional personnel and facilities on a phase-by-phase basis; (2) provision of onsite facilities commensurate with the demand generated; or (3) some combination of the foregoing. If any fees are collected, they should be spent within the WC2035 Plan area.
- TCR-1:** The Project Applicant shall retain a professional Native American monitor procured by the Fernandefio Tataviam Band of Mission Indians to observe all clearing, grubbing, and grading operations up to 5-feet below the surface of native soil, unless there is evidence to suggest cultural resources extend below the specified depth.
- If cultural resources are encountered, the Native American monitor will have the authority to request ground disturbing activities cease within 60-feet of discovery to assess and document potential finds in real time.
- TCR-2:** The Lead Agency and/or applicant shall, in good faith, consult with the Fernandefio Tataviam Band of Mission Indians on the disposition and treatment of any Tribal Cultural Resource encountered during the Project.
- TCR-3:** If human remains or funerary objects are encountered during any activities associated with the Project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County coroner shall be contacted. If the human remains are determined to be Native American in origin by the County coroner, the applicant shall immediately notify the Lead Agency, the Fernandefio Tataviam Band of Mission Indians.
- U-1:** The Applicant shall be required to coordinate with the Department of Public Works, Bureau of Sanitation in order to ensure that existing and/or planned sewer conveyance and treatment facilities are capable of meeting wastewater flow capacity requirements. In coordination with the Bureau of Engineering, the Applicant shall be required to identify specific on- and off-site improvements needed to ensure that impacts related to wastewater conveyance capacity are addressed prior to issuance of plans for each phase of construction. Sewer capacity clearance from the Department of Public Works will be required at the time that a sewer connection permit application is submitted for a construction phase.
- U-2:** The Applicant shall coordinate with the City of Los Angeles Department of Water and Power (LADWP) in order to ensure that existing and/or planned water supply and water conveyance facilities are capable of meeting water demand/pressure requirements. In coordination with the LADWP, the Applicant will identify, with respect to each phase of the Project, specific onsite and offsite improvements needed to ensure that impacts related to water supply and conveyance demand/pressure requirements are addressed prior to issuance of a certificate of occupancy for the applicable project phase. Water supply and conveyance demand/pressure clearance from the LADWP will be required at the time that a water connection permit application is submitted for the applicable phase of the Project.

- U-3:** The Applicant shall coordinate with the City of Los Angeles Fire Department and Building Safety Department in order to ensure that existing and/or planned fire hydrants are capable of meeting fire flow demand/pressure requirements. The issuance of building permits for each phase of the Project will be dependent upon submission, review, approval, and testing of fire flow demand and pressure requirements, as established by the City of Los Angeles Fire Department and Building Safety Department prior to occupancy of the applicable Project phase.
- U-4:** The Applicant shall implement water conservation measures in new development that shall include, but not be limited to, the following:
- Installation of high-efficiency toilets (1.28 gallons per flush or less, includes dual flush)
  - High-efficiency urinals (0.125 gallons per flush or less, includes waterless)
  - Restroom faucet flow rate of 1.5 gallons per minute or less
  - Public restroom faucet flow rate of 0.5 gallons per minute or less and self-closing
  - Showerhead flow rate of 2.0 gallons per minute or less
  - Limit of one showerhead per shower stall
  - High efficiency clothes washers (water factor of 4.0 or less)
  - High efficiency dishwashers (Energy Star rated)
  - Domestic water heating system located in close proximity to point(s) of use, as feasible
  - Use of tankless and on-demand water heaters as feasible
  - Cooling towers must be operated at a minimum of 5.5 cycles of concentration
  - Install on-site water recycling as feasible
  - Use of recycled water (if available) for appropriate end uses (irrigation, cooling towers, sanitary)
  - Single pass cooling shall be prohibited (e.g. any vacuum pumps or ice machines)
  - Irrigation shall include:
    - Weather-based irrigation controller with rain shutoff
    - Flow sensor and master valve shutoff (for large landscaped areas)
    - Matched precipitation (flow) rates for sprinkler heads
    - Drip/microspray/subsurface irrigation where appropriate
    - Minimum irrigation system distribution uniformity of 75%
    - Proper hydro-zoning, turf minimization and use of native/drought tolerant plant materials
    - Use of landscape contouring to minimize precipitation runoff

- U-5:** With respect to each phase of the Project, prior to the issuance of a building permit, the Applicant shall consult with LADWP to identify feasible and reasonable measures to reduce water consumption, including, but not limited to, systems to use reclaimed water for landscaping (should reclaimed water become available in Warner Center), drip irrigation, re-circulating hot water systems, water conserving landscape techniques (such as mulching, installation of drip irrigation systems, landscape design to group plants of similar water demand, soil moisture sensors, automatic irrigation systems, clustered landscaped areas to maximize the efficiency of the irrigation system), water conserving kitchen and bathroom fixtures and appliances, thermostatically controlled mixing valves for baths and showers, and insulated hot water lines, as per City adopted UBC requirements.
- U-6:** The Applicant shall comply with Phase I of the City of Los Angeles Emergency Water Conservation Plan including prohibiting hose watering of driveways and associated walkways; requiring decorative fountains to use recycled water, and repairing water leaks in a timely manner.
- U-7:** The Applicant shall comply with any additional mandatory water use restrictions imposed as a result of drought conditions.
- U-8:** The Applicant shall ensure that automatic sprinkler systems will be installed to irrigate landscaping during morning hours or during the evening to reduce water losses from evaporation. Sprinklers shall be reset to water less often in cooler months and during the rainfall season, so that water is not wasted in excessive landscape irrigation.
- U-9:** With respect to each phase of the Project, prior to issuance of building permits, the Applicant shall pay any appropriate fees imposed by the Department of Building and Safety. A percentage of any such building permit fees will be contributed to the fire hydrant fund, which provides for Citywide fire protection improvements.
- U-10:** The Project shall remain within Citywide water budgets established by LADWP. As required by LADWP, the Project may be required to provide for new water supply through a combination of water conservation (onsite and potentially offsite) and recycled water, such that the net increase in water demand (not including demand for recycled water) from Warner Center does not exceed the calculated demand anticipated for the City and/or Warner Center as appropriate and as documented in the City's most recent Urban Water Management Plan.
- U-11:** Any pumping and discharge or disposal of groundwater is considered to be a consumptive use. The Applicant shall report any pumping of groundwater to the Watermaster and LADWP shall be compensated for any loss of groundwater. In addition, reasonable efforts by the Applicant shall be made to beneficially use any extracted groundwater (for example cooling or irrigation).
- U-12:** The Applicant shall ensure that the Project recycles and/or salvages at least 75% of non-hazardous construction and demolition debris, in addition to the preparation of a construction waste management plan that, at a minimum, identifies the materials to be diverted from disposal and whether

the materials will be sorted on-site or comingled shall be developed and implemented. Excavated soil and land-clearing debris do not contribute to the amount of recycled/salvaged debris. Calculations can be done by weight or volume, but must be consistent throughout.

- U-13:** The Applicant shall coordinate with the City of Los Angeles' Department of Water and Power in order to ensure that existing and/or planned electrical facilities are capable of meeting electrical demand requirements. In coordination with the Department of Water and Power, the Applicant will be required to identify specific on- and off-site improvements needed to ensure that impacts related to electrical facility requirements are addressed prior to operation. Electrical facility design clearance from the Department of Water and Power will be required as established by the LADWP.
- U-14:** During the design process for each phase of the Project, the Applicant shall consult with the Department of Water and Power, Energy Services Subsection, and the Southern California Gas Company, the Commercial, Industrial or Residential Staff Supervisor, regarding possible Energy Conservation Measures for the Project.
- U-15:** The Applicant shall coordinate with the Gas Company in order to ensure that existing and/or planned natural gas facilities are capable of meeting natural gas demand requirements. In coordination with the Gas Company, the Applicant will identify specific on- and off-site improvements needed to ensure that impacts related to natural gas facility requirements are addressed prior to operation of each phase of the Project. Natural gas facility design clearance from the Gas Company will be required for each phase of the Project as established by the Gas Company.

## DEPARTMENT OF CITY PLANNING - STANDARD CONDITIONS

- C-1 That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. If models are constructed under this tract approval, the following conditions shall apply:
1. Prior to recordation of each unit map, the subdivider shall submit a plot plan for approval by the Development Services Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
  2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.
- C-2 Consistent with Condition 27 and prior to the recordation of each unit map, the subdivider shall dedicate land and/or pay or guarantee the payment of a park and recreation fee with respect to such unit map, based on the latest fee rate schedule applicable. The amount of said fee to be established by the Advisory Agency in accordance with Section 17.12 of the Los Angeles Municipal Code and to be paid and deposited in the trust accounts of the Park and Recreation Fund.

- C-3 That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any permit. Replace all on-site trees to ensure continuation of the urban forest. Replace all nonnative trees greater than 10 centimeters (4 inches) in diameter at breast height (4.5 feet above surrounding grade) with native or non-native (non-invasive) trees of appropriate local climate tolerance at a 2:1 ratio. For native species, source materials should be from seeds or cuttings gathered within coastal southern California to ensure local provenance. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

- C-4 In order to expedite the development, the applicant may apply for a building permit for an apartment/commercial building. However, prior to issuance of a building permit for apartments/commercial building, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable tract conditions affecting the physical design of the building and/or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

#### **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. Any necessary additional street dedications shall comply with the Americans with Disabilities Act (ADA) of 2010. This may require additional street dedications along both Burbank Blvd and De Soto Avenue as well as within the unit map limits on a unit map basis, to the satisfaction of the City Engineer.
  - (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 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 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 streets, 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 applicable unit map or that the construction is suitably guaranteed on a unit map basis:
- (a) Construct on-site sewers to serve the applicable tract as determined by the City Engineer.
  - (b) Construct any necessary drainage facilities.
  - (c) Install street lighting facilities to serve the applicable tract as required by the Bureau of Street Lighting.

- (1) No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate, upgrade, and/or replace street lights on a unit map basis; eight (8) on Burbank Boulevard and ten (10) on De Soto Avenue.

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 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design. This may require additional street dedications along both Burbank Blvd and De Soto Avenue as well as within the unit map limits on a unit map basis, to the satisfaction of the City Engineer.
- (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/or private drainage facilities within suitable easements may be required satisfactory to the Valley District Engineering.
  - (2) Improve De Soto Avenue being dedicated and adjoining the subdivision by the construction of the following:
    - a. A concrete curb, a concrete gutter, and an 8-foot concrete sidewalk and landscaping of the parkway.
    - b. Suitable surfacing to join the existing pavement and to complete a 56-foot half roadway.

- c. Any necessary removal and reconstruction of existing improvements.
  - d. The necessary transitions to join the existing improvement.
- (3) Improve all newly dedicated corner cuts with concrete sidewalks.
  - (4) Improve Burbank Boulevard being dedicated and adjoining the subdivision by the removal of existing curb, gutter and sidewalk and construction of the new concrete curb, gutter and an 8-foot concrete sidewalk and landscaping of the parkway, including any necessary removal and reconstruction of existing improvement.
  - (5) Improve the private street being provided by the construction of the following:
    - a. Construct additional concrete sidewalks to complete minimum 6-foot wide sidewalks.
    - b. Construct suitable surfacing to provide 32-foot wide minimum roadway or maintain the existing 44-foot wide private street roadways as approved under P-30435.
  - (6) Construct any necessary on-site main line sewers including house connections satisfactory to the Valley District Office.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract map action. However the existing or proposed zoning may not permit this number of units. This Vesting map does not constitute approval of any variations from the Municipal Code, unless approved specifically for this project under separate conditions.

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 of first unit 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.