Appendix N
Sewer Study

ESA

Technical Memorandum

To: City of Diamond Bar **Project No. 169673**

From: Edgar Napoles Gomez, P.E., Michael Baker International

CC: John Nagle, P.E., Michael Baker International
Alexander Maher, P.E., Michael Baker International
Mauricio Lacuelli, P.E., Michael Baker International



Date: October 08, 2020

Re: Crooked Creek Sewer Study Verification
Sewer Area Study for Tract No. 54081 City of Diamond Bar, County of Los Angeles

SECTION 1 - Purpose and Background

Crooked Creek is a residential development proposed in Diamond Bar. It was previously proposed as a 16-unit development, and a sewer study was prepared in 2016 to evaluate and confirm the available sewer capacity. Since that time, the development has been reduced to a 7-unit development. Michael Baker was requested to review the "Sewer Area Study for Tract No. 54081 City of Diamond Bar, County of Los Angeles" (2016 Sewer Study), prepared by TTG Engineers to verify the report's validity for reducing the total number of residential dwelling units from 16 to 7. Per available records, the 2016 Sewer Study was not reviewed and approved by the City of Diamond Bar. Overall, the purpose of this technical memorandum is to verify the 2016 Sewer Study findings and use the 2016 Sewer Study as a basis for this new sewer study. For reference, the 2016 Sewer Study is attached as **Appendix A**.

SECTION 2 - Project Description

The sewer study area for Tract No. 54081 is within the City of Diamond Bar, and the location is incorporated by the Los Angeles County Sanitation Districts. Residential development homes on Crooked Creek Drive were previously proposed to construct 16 residential dwelling units based on the 2016 Sewer Study. The new 2020 "Vesting Tentative Tract Map No. 54081", prepared by Michael Baker updated the proposed development to 7 residential dwelling units. **Exhibit A** displays the new "Vesting Tentative Tract Map No. 54081".

The update to the number of proposed residential dwelling units will change the sanitary sewer hydraulic results from the 2016 Sewer Study. Changes will be based on the new residential dwelling unit acreage and sewage flow generation. Methods to calculate the sewer generation and analyze the design criteria will remain the same. Sewer pipes were analyzed using the County of Los Angeles Department of Public Works (LADPW) Sanitary Sewer Procedural Manual's Standard "S-C4, Flow Diagram for the Design of Circular Sanitary Sewers". The

APPROVED CMP 10/20/20

VESTING TENTATIVE TRACT MAP NO. 54081

CITY OF DIAMOND BAR, STATE OF CALIFORNIA

LEGAL DESCRIPTION:

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

PARCEL 4 OF PARCEL MAP NO. 7409, IN THE CITY OF DIAMOND BAR, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 74, PAGES 3 AND 4 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 8714-028-003

NOTES:

EXISTING LAND USE: VACANT
GROSS AREA: 12.9± AC
EXISTING ZONING: RL
PROPOSED ZONING: RL

LOT SUMMARY

7 SINGLE FAMILY LOTS
1 OPEN SPACE LOTS
1 STREET LOT
9 TOTAL LOTS

UTILITIES & SERVICES

WATER:	WALNUT VALLEY WATER DISTRICT
SEWER:	CITY OF DIAMOND BAR
TELEPHONE:	FRONTIER/SPECTRUM
ELECTRICITY:	S.C.E.
CABLE TV:	FRONTIER/SPECTRUM
GAS:	SOUTHERN CALIFORNIA GAS COMPANY

NOTES:

MAJOR SLOPES TO BE MAINTAINED BY SLOPE MAINTENANCE DISTRICT OR HOMEOWNERS ASSOC.

EARTHWORK QUANTITIES:

CUT:	15,510 CY
FILL:	21,270 CY
IMPORT:	5,760 CY

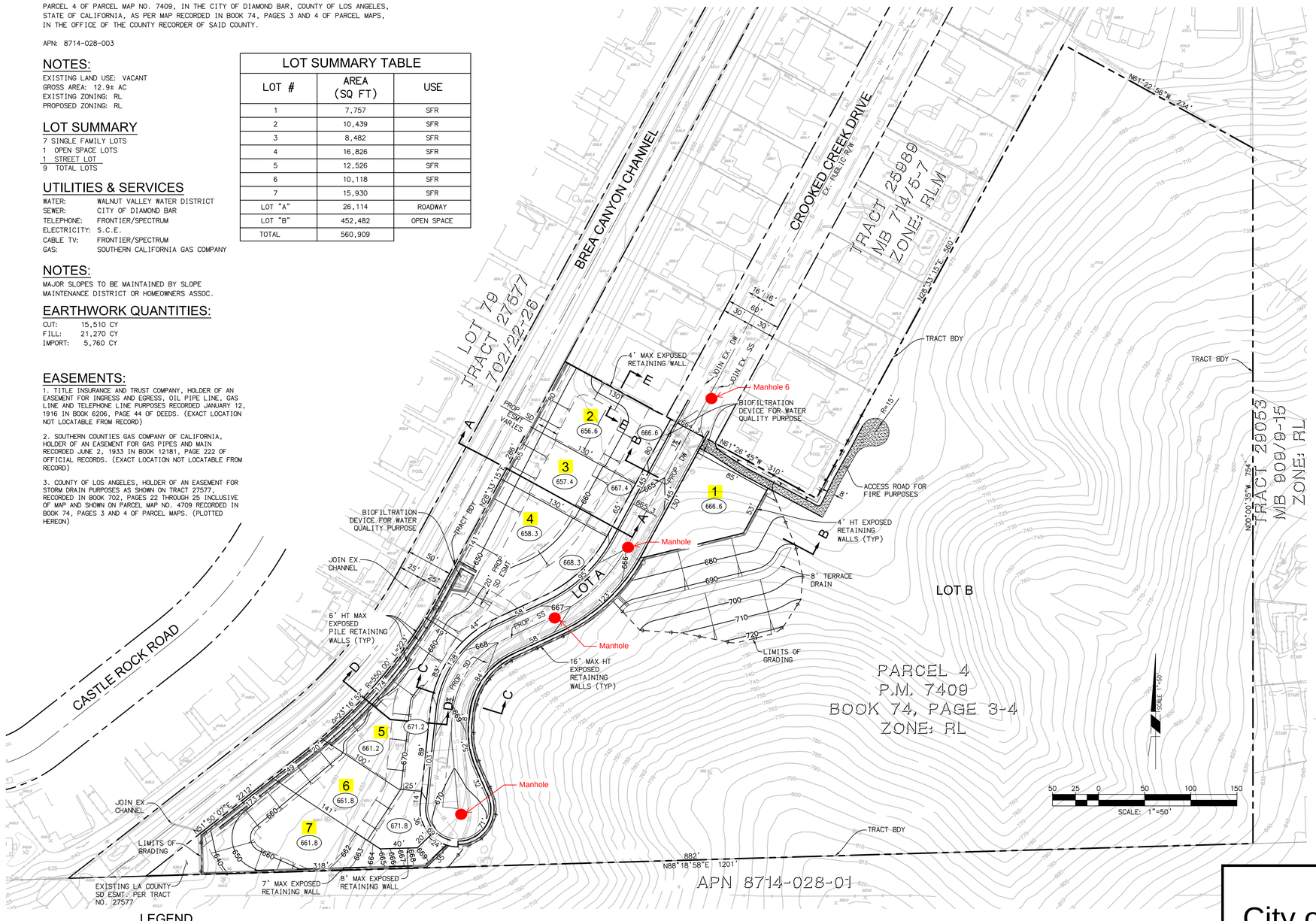
EASEMENTS:

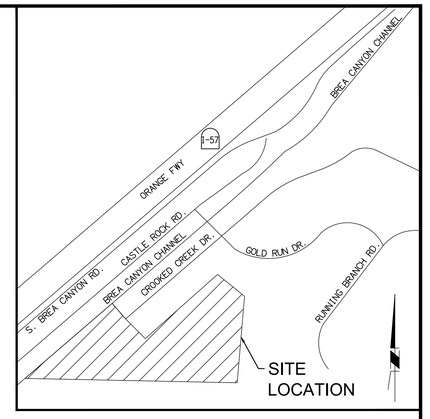
1. TITLE INSURANCE AND TRUST COMPANY, HOLDER OF AN EASEMENT FOR INGRESS AND EGRESS, OIL PIPE LINE, GAS LINE AND TELEPHONE LINE PURPOSES RECORDED JANUARY 12, 1916 IN BOOK 6206, PAGE 44 OF DEEDS. (EXACT LOCATION NOT LOCATABLE FROM RECORD)

2. SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, HOLDER OF AN EASEMENT FOR GAS PIPES AND MAIN RECORDED JUNE 2, 1933 IN BOOK 12181, PAGE 222 OF OFFICIAL RECORDS. (EXACT LOCATION NOT LOCATABLE FROM RECORD)

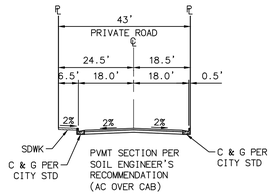
3. COUNTY OF LOS ANGELES, HOLDER OF AN EASEMENT FOR STORM DRAIN PURPOSES AS SHOWN ON TRACT 27577, RECORDED IN BOOK 702, PAGES 22 THROUGH 25 INCLUSIVE OF MAP AND SHOWN ON PARCEL MAP NO. 4709 RECORDED IN BOOK 74, PAGES 3 AND 4 OF PARCEL MAPS. (PLOTTED HEREON)

LOT SUMMARY TABLE		
LOT #	AREA (SQ FT)	USE
1	7,757	SFR
2	10,439	SFR
3	8,482	SFR
4	16,826	SFR
5	12,526	SFR
6	10,118	SFR
7	15,930	SFR
LOT "A"	26,114	ROADWAY
LOT "B"	452,482	OPEN SPACE
TOTAL	560,909	

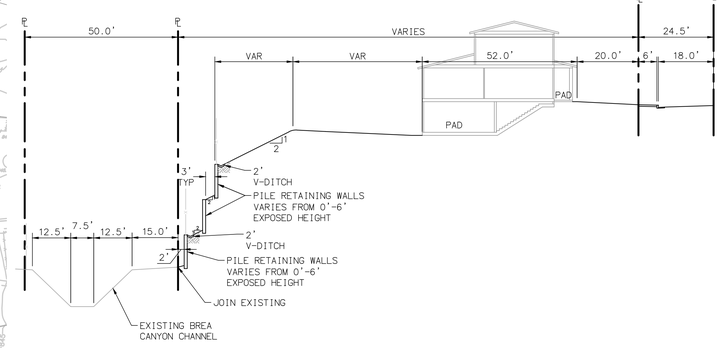




VICINITY MAP
NOT TO SCALE



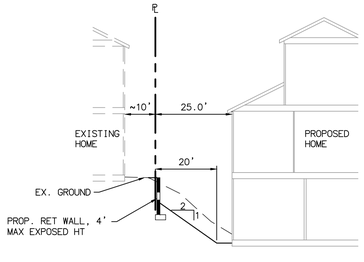
FUTURE CROOKED CREEK DRIVE - LOT A
(PRIVATE)
SCALE: 1"=20'



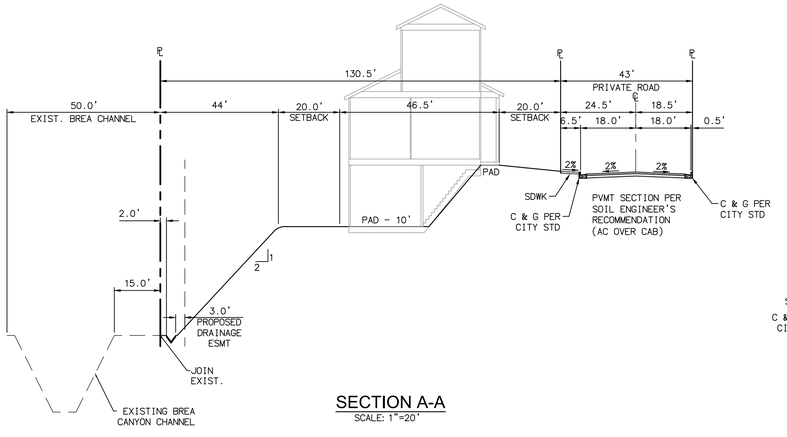
SECTION D-D
SCALE: 1"=20'

LEGEND

666.3	PROPOSED PAD ELEV.	S	SANITARY SEWER LINE
SFR	SINGLE FAMILY RESIDENTIAL		SEWER MANHOLE
770	EXISTING CONTOUR	SD	STORM DRAIN LINE
666	PROPOSED CONTOUR	W	DOMESTIC WATER LINE
	INDICATES SLOPE		SANITARY SEWER LINE
SS	SANITARY SEWER		RETAINING WALL
SD	STORM DRAIN		APPROX. LIMITS OF GRADING
DW	DOMESTIC WATER		AREA DRAIN



SECTION E-E
SCALE: 1"=20'



SECTION A-A
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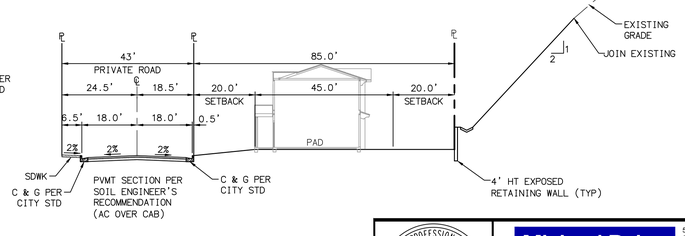
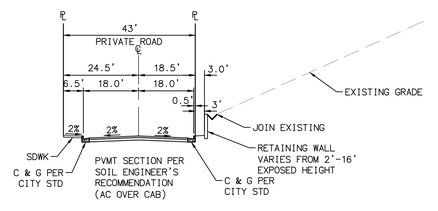


SECTION B-B
SCALE: 1"=20'



SECTION C-C
SCALE: 1"=20'

Exhibit A

City of Diamond Bar, County of Los Angeles Sewer Area Study for Tract No. 54081

REGISTERED PROFESSIONAL ENGINEER
MAURICIO M. IACUELLI
No. 63249
CIVIL
STATE OF CALIFORNIA

Michael Baker INTERNATIONAL
5 Hutton Centre Dr, Suite 500
Santa Ana, CA 92707
Phone: (949) 472-3505
MBAKERINTL.COM

08/06/20
MAURICIO M. IACUELLI R.C.E. 63249 DATE

OWNER / DEVELOPER
CATHAY VIEW DEVELOPMENT, LLC
701 S. SAN GABRIEL BLVD #D
SAN GABRIEL, CA 91776
(626) 272-2937
jasmine@cathayview.com

CITY OF DIAMOND BAR
CROOKED CREEK
VESTING TENTATIVE TRACT MAP NO. 54081

SCALE: 1" = 50' SHEET 1 OF 1

H:\PDATA\178757\CADD\LAND\DLV\TTM\178757-TTM.DWG MARSHALL, JAKE 8/6/2020 12:12 PM

corresponding zoning coefficient was obtained from the LADPW Sanitary Sewer Procedural Manual's Standard "S-C4", and all lots are zoned as R-1. It is assumed that the 2016 Sewer Study existing sewer generation flows have not changed, and only the change to sewer generation will be the reduction in total number of residential units from 16 to 7.

From the 2016 Sewer Study, the area of the 16 residential dwelling units was approximately 4.13 acres (AC). The new proposed development of 7 residential dwelling units has an approximate area of 1.88 AC. Total reduction in residential dwelling unit area is approximately 2.25 AC.

SECTION 3 - Sewer Capacity Analysis

Sewer capacity analysis follows the same methodology as the 2016 Sewer Study. Sewer pipes were analyzed using the LADPW Sanitary Sewer Procedural Manual's Standard "S-C4", for a maximum design capacity at half full for (pipes less than 15") and three quarters full for pipes 15" and greater. Maximum allowable sewer flows are calculated using Kutter's Formula with "n" = 0.013. Sewer generation is calculated using generation factor of 0.004 cubic feet per second (CFS) per AC for Zone R-1. Sewer generation is equal to generation factor multiplied by residential dwelling unit area.

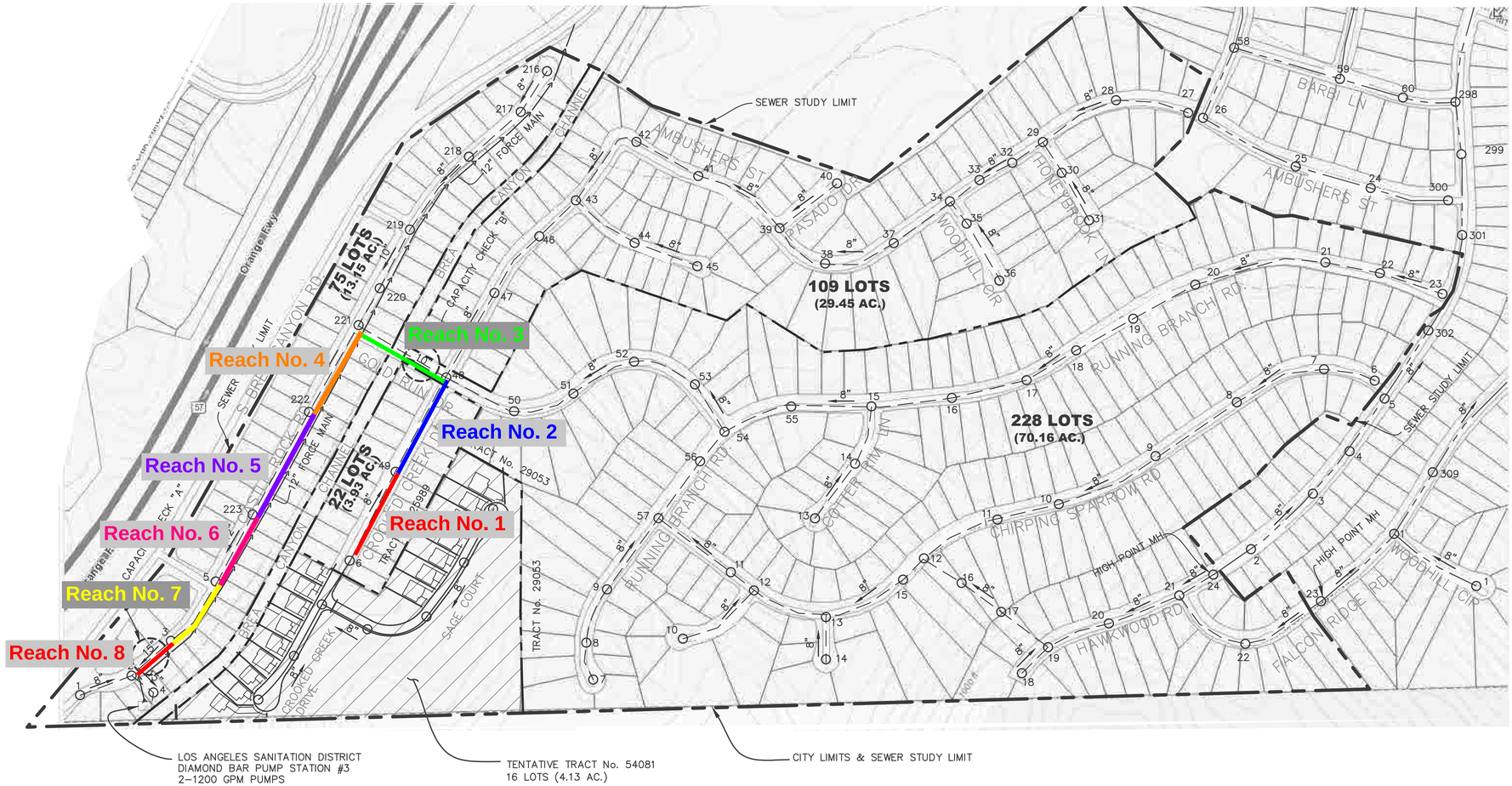
In total, the 2016 Sewer Study analyzed eight (8) segments designated as Reach No. 1 to Reach No. 8. Pipe diameter and pipe slopes are defined from the 2016 Sewer Study. Reach numbers and manhole numbers are shown on **Exhibit B**. Bentley FlowMaster software was used to solve the Kutter's Formula and results are attached as **Appendix B**. The maximum allowable flow of each reach pipeline was compared to the calculated cumulative flow, and it was determined that the sewer system meets the design criteria. Therefore, additional sewer improvements to increase capacity are not required. Maximum allowable flows are presented in **Table 1** below.

Table 1. Maximum Allowable Flow per LADPW Sewer System Design Requirements

Street Name	Reach No.	Segment		Pipe		*Pipe Flow Capacity (CFS)	
		M.H. #	M.H. #	Size (in)	Slope (%)	d/D = 1/2 Full (<15")	d/D = 3/4 Full (≥15")
Crooked Creek	1	6	49	8	0.24%	0.27	
	2	49	48	8	0.24%	0.27	
Gold Run	3	48	221	10	0.32%	0.58	
Castle Rock Road	4	221	222	12	0.32%	0.96	
	5	222	223	12	0.84%	1.56	
	6	223	5	12	0.84%	1.56	
	7	5	3	12	0.84%	1.56	
	8	3	2	15	0.32%		3.28

* Calculated based on Kutter's Formula with n=0.013 per Standard S-C4 of the Los Angeles County Department of Public Works (LADPW) Sanitary Sewer Procedural Manual

** Allowed capacity = (1/2 full for pipes < 15" diameter, 3/4 full for pipes ≥ 15" diameter)



CAPACITY CHECK "A"

REACH #8 (MH#3 - MH#2)
- ZONING COEFFICIENT = 0.004 (cfs)
- AREA= 120.11(ac)
- Q= (0.004)(120.11)=0.480cfs
- PIPE CAPACITY:
- QMAX= 15", 3/4 FULL @ 0.32% = 3.2 cfs
- 0.480cfs < 3.2cfs OK

CAPACITY CHECK "B"

REACH #3 (MH#48 - MH#221)
- ZONING COEFFICIENT = 0.004 (cfs)
- AREA= 107.67(ac)
- Q= (0.004)(107.67)=0.431cfs
- PIPE CAPACITY:
- QMAX=10" 1/2 FULL @ 0.32% = 0.56cfs
- 0.431cfs < 0.56cfs OK

0 1" (IN FEET) 1 inch = 200 ft.

LEGEND:

- LIMIT OF SEWER STUDY
- BOUNDARY OF TRIBUTARY AREA
- EXISTING SEWER WITHIN LIMIT OF STUDY
- EXISTING SEWER OUTSIDE LIMIT OF STUDY
- PROPOSED SEWER LINE
- 1 MANHOLE NUMBER / SEWER MANHOLE
- 8" PIPE SIZE AND FLOW DIRECTION
- CAPACITY CHECK LOCATION

Exhibit B

City of Diamond Bar, County of Los Angeles
Sewer Area Study for Tract No. 54081 - Per 2016 Sewer Study

REGISTERED PROFESSIONAL ENGINEER JOHN MARK THOMSON No. 82557 CIVIL STATE OF CALIFORNIA

NO.	REVISION	BY	DATE	APPR.

BENCH MARK

BENCH MARK NO. - FG 4199

RDBM TAG IN SOUTH CURB OF DIAMOND BAR BLVD 1 FOOT WEST OF BCR @ S.W. CORNER OF BREA CANYON ROAD AND DIAMOND BAR BLVD. 42 FEET WEST OF CENTERLINE INTERSECTION

ELEV. = 681.939 (1988 DATUM)

BASIS OF BEARING

THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE BEARING OF N 28-33-15 E BEING THE CENTERLINE OF CROOKED CREEK DRIVE PER TRACT 25989 MB 714 PR 5

CITY OF DIAMOND BAR

REVIEWED FOR THE CITY BY:
DAVID EVANS AND ASSOCIATES, 17782 17TH STREET, TUSTIN CA

BY: _____ DATE: _____

DAVID A. STUETZEL R.C.E. 47886 EXP 12/31/17

CITY ENGINEER APPROVAL

BY: _____ DATE: _____

DAVID G. LIU R.C.E. 44053 EXP 6/30/17

DRAWING SCALE
HORIZONTAL : 1 " = 200'
VERTICAL : 1 " = N.A.

DESIGN ADS DATE 11/14/16
DRAWN ADS DATE 11/14/16
CHECKED JMT DATE 11/16/16

TTG ENGINEERS
* STRUCTURAL ENGINEERING
* MEP ENGINEERING
* CIVIL ENGINEERING &
* CONSTRUCTION SERVICES
901 V/A PIEMONTE, SUITE 400
ONTARIO, CA 91764
TELEPHONE (909) 477-6915 FAX (909) 477-6916

BY: _____ 11/16/16
JOHN MARK THOMPSON R.C.E. 82557 DATE

SEWER AREA STUDY
TRACT No. 54081
IN THE CITY OF DIAMOND BAR, CALIFORNIA

TTG PROJECT NO. 0216-3820-00

SHT 1 OF 1

CITY DRAWING NUMBER

From the 2016 Sewer Study, all 16 dwelling units discharge sewer flows into Reach No. 1. Similarly, the new proposed construction of the 7 dwelling units discharge all sewer flows into Reach No. 1. The 2016 Sewer Study shows that the 16 dwelling units are all approximately the same size; therefore, the sewer generation calculations were prorated based on dwelling unit counts. **Table 2** shows the new residential dwelling unit Lot # and total area allocation to reach No. 1. New area counts are used to calculate sewer generation flows.

Table 2. Residential Lot Area per Lot # and Reach No.

Reach No.	Residential Lot #	Residential Lot Area (AC)
1	1	0.178
	2	0.240
	3	0.195
	4	0.386
	5	0.288
	6	0.232
	7	0.366
	Total Residential Lot Area (AC)	**1.88**

Updated sewer generation flows were calculated by removing the previous 16 dwelling unit area and adding the new dwelling unit area from the 7 residential lots. **Table 3** shows the new cumulative area counts for each Reach. Continuity equation shows that the 2.25 AC reduction in residential dwelling unit area is accounted for.

Table 3. Change in Cumulative Area per Reach No.

Street Name	Reach No.	Segment		Previous Cumulative Area Lots (AC.)	New Cumulative Area Lots (AC.)	Change in Cumulative Area Lots (AC.)
		M.H. #	M.H. #			
Crooked Creek	1	6	49	6.27	4.02	-2.25
	2	49	48	8.06	5.81	-2.25
Gold Run	3	48	221	107.67	105.42	-2.25
Castle Rock Road	4	221	222	114.68	112.43	-2.25
	5	222	223	116.78	114.53	-2.25
	6	223	5	118.18	115.93	-2.25
	7	5	3	119.41	117.16	-2.25
	8	3	2	120.11	117.86	-2.25

The sewer generation is calculated using the generation factor of 0.004 CFS/AC for Zone R-1. The calculated cumulative generation flow is compared to the maximum allowable design flow to determine if the LADPW Sanitary Sewer design criteria is met. **Table 4** shows the cumulative calculated sewer generation flow and compares it to the maximum allowable pipe flow to determine if the system meets the design criteria.

Table 4. Reach No. Cumulative Calculated Flow Compared to Maximum Pipe Flow Capacity

Street Name	Reach No.	Segment		*Cumulative Calculated Flow (CFS)	**Maximum Pipe Flow Capacity (CFS)	***Available Additional Flow (CFS)	Design Criteria Met? (Yes/No)
		M.H. #	M.H. #				
Crooked Creek	1	6	49	0.016	0.27	0.254	Yes
	2	49	48	0.023	0.27	0.247	Yes
Gold Run	3	48	221	0.422	0.58	0.158	Yes
Castle Rock Road	4	221	222	0.450	0.96	0.510	Yes
	5	222	223	0.458	1.56	1.102	Yes
	6	223	5	0.464	1.56	1.096	Yes
	7	5	3	0.469	1.56	1.091	Yes
	8	3	2	0.471	3.28	2.809	Yes

* Calculated based on Generation factor 0.004 CFS/AC and new cumulative residential lot area from Table 3
** Calculated based on Kutter's Formula with n=0.013 per Standard S-C4 of the Los Angeles County Department of Public Works (LADPW) Sanitary Sewer Procedural Manual
*** Difference in Maximum Pipe Flow Capacity and Cumulative Calculated Flow

SECTION 4 - Proposed Mitigation

No mitigation is required nor being proposed.

SECTION 5 - Conclusion

Based on findings of this technical memorandum, it has been verified that the development of Tract No. 54081 will not cause the existing sewer system to exceed its design capacity. Assumptions and calculations methods from the 2016 Sewer Study followed the local agency standards to test sewer design criteria. Therefore, this sewer study followed the 2016 Sewer Study calculation methodology to provide updated projections for wastewater generation due to the reduction in proposed residential units from 16 to 7. The capacity of the existing sanitary sewer system has sufficient capacity to accommodate the development of Tract No. 54081. Therefore, no modification is required for the existing sewer system.

SECTION 6 - Appendix

Appendix A – 2016 Sewer Area Study for Tract No. 54081 City of Diamond Bar, County of Los Angeles, prepared by TTG Engineers

Appendix B – Bentley FlowMaster Calculations by Reach

Appendix A

2016 Sewer Area Study for Tract No. 54081 City of Diamond Bar, County of Los Angeles, prepared by TTG Engineers

SEWER AREA STUDY
FOR
TRACT No. 54081
CITY OF DIAMOND BAR, COUNTY OF LOS ANGELES

FOR
CATHAY VIEW DEVELOPMENT
411 EAST HUNTINGTON DRIVE, SUITE 312
ARCADIA, CA 91006

PREPARED BY:
TTG ENGINEERS
901 VIA PIEMONTE, SUITE. 400
ONTARIO, CA 91764
(909) 477-6915

NOVEMBER 16, 2016

TTG 'Celebrating 60 Years'

Structural, Mechanical, Electrical, Civil Engineering & Construction Management
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APPENDIX B	TABLE 1: SANITARY SEWER AREA STUDY CALCULATIONS
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	E-2350 – CONSOLIDATED COUNTY SEWER MAINTENANCE DISTRICT (C.S.D.) MAP.
	E-2392 – CONSOLIDATED COUNTY SEWER MAINTENANCE DISTRICT (C.S.D.) MAP.
	E-2393 – CONSOLIDATED COUNTY SEWER MAINTENANCE DISTRICT (C.S.D.) MAP.
	6441 – SANITARY SEWER AS-BUILTS
	6755 – SANITARY SEWER AS-BUILTS
APPENDIX D	TENTATIVE MAP
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	DIAMOND BAR CITY COUNCIL RESOLUTION NO. 2007 -12
	TRACT NO. 54081 SANITARY SEWER PLANS
	CITY OF DIAMOND BAR ZONING MAP

I. INTRODUCTION

This Sanitary Sewer Area Study is being prepared for Tract No. 54081, within the City of Diamond Bar, in the County of Los Angeles, in the State of California. The proposed site is located in an incorporated area of Los Angeles County, within the service boundary of the County Sanitation Districts. The following study analyzes the capacity of the sanitary sewer lines from the project site to the 15" VCP pipe discharging to the pump station on Castle Rock Road. This study includes all tributary flow in the sewer system from upstream of the proposed development to downstream of the proposed development, all the way to the 15" VCP pipe discharging to the pump station on Castle Rock Road. This analysis will determine the impact of the proposed development on the existing sewer system.

II. SITE DESCRIPTION

The project site is approximately 12.9-acres of vacant land located in the southern terminus of Crooked Creek Drive, east of the SR-57 Freeway, Brea Canyon Road and Brea Canyon flood control channel and North of the City of Diamond Bar's southern border. It is an irregular shaped hillside parcel, sloping down to the south and west and sloping up to the east.

III. PROJECT DESCRIPTION

The project involves the construction of a 16 lot residential subdivision utilizing approximately 4.13-acres for single family homes. It will also include an extension to Crooked Creek Drive and the construction of Sage Court, as shown in Exhibit 1, the sewer study area map.

IV. DESCRIPTION OF PROPOSED SEWER SYSTEM

The proposed sanitary sewer system will include the installation of approximately 1,290 linear feet of 8" VCP and seven (7) sanitary sewer manholes. The proposed sanitary sewer system will discharge into existing manhole number 6 on Sheet E-2350 of the Consolidated County Sewer Maintenance District (S.M.D.). This manhole has an existing 8" VCP which discharges to existing manhole number 49 of Sheet E-2349 of the CSMD.

V. DESCRIPTION OF EXISTING SEWER SYSTEM

The upstream end of the sewer shed begins with an 8" ABSCP pipe located on Falcon Ridge Road (MH#23) and continues northwest where it joins an 8" ABSCP pipe on Hawkwood Road (MH#21). The upstream sewer shed from Hawkwood Road (MH#24) travels southwest past MH#21 to MH#19. At MH#19 the combined sewer shed from Hawkwood Road (MH#24 & MH#18) and Falcon Ridge Road (MH#23) then connects to Chirping Sparrow Road (MH#12) northwest of MH#19 via 8" ABSCP pipe.

Sanitary MH#12 intakes the upstream sewer shed from the northeast end of Chirping Sparrow Road (MH#6) via an 8" ABSCP pipe. The sewer shed then continues from MH#12 west to Running Branch Road (MH#57). An 8" clay pipe transports the sewer shed from Calmbrook Lane (MH#14) and Greyfield Lane (MH#10), northwest to Running Branch Road (MH#57). The 8" clay sewer pipe from the south end of

Running Branch Road (MH#7) continues northeast to MH#54 where it combines with the sewer shed from the northeast end of Running Branch Road (#23) at the intersection of Hawkwood Road. The sewer line from MH#23 to MH#16 is ABSCP pipe, the sewer line then transitions to an 8" clay pipe at MH#16 and continues southwest to the intersection of Running Branch Road and Gold Run Drive at MH#54.

The sewer shed then continues from MH#54 west on Gold Run Drive to MH#48 where the 8" clay pipe transitions to a 10" clay pipe to accommodate for the upstream sewer shed of Crooked Creek Road (MH#6) to the southwest, along with the upstream sewer shed from Honeybrook Lane (MH#31), Woodhill Circle (MH#36), Flapjack Drive (MH#45) and Ambusher Street (MH#27).

The sewer shed from Ambushers Street (MH#27) travels southwest via 8" ABSCP pipe to MH#29 where the sewer shed from Honeybrook Lane (MH#31) combines with the upstream shed and continues to MH#34. At MH#34 the sewer line collects the sewer shed from Woodhill Circle (MH#36) and continues south to MH#38. At MH#38 the 8" ABSCP pipe transitions to an 8" clay pipe and continues to MH#39.

At MH#39 the sewer shed from Pasado Drive (MH#40) then combines with the upstream sewer shed from Ambushers Street and travels northwest to MH#42.

At MH#42 the 8" clay pipe then travels south on Crooked Creek Road to MH#43. The sewer shed from Flapjack Drive (MH#45) converges with upstream sewer shed at MH#43 on Crooked Creek Road. The sewer line continues south from MH#43 to MH#48 on Gold Run Drive.

At MH#48 the 10" clay pipe continues northwest to Castle Rock Road (MH#221) where the sewer pipe upsizes to a 12" clay pipe to accommodate for the upstream sewer shed from MH#216 on Castle Rock Road.

The 12"clay pipe travels south on Castle Rock Road from MH#221 to MH#3 before the sewer line then transitions to a 15" clay pipe at MH#3. The 15" pipe continues south from MH#3 to MH#2.

The sewer shed from MH#1 located southwest of MH#2 combines its sewer shed via 8" clay pipe at MH#2. The sewer system then connects to a 15" clay pipe which discharges to the pump station on Castle Rock Road.

Refer to Exhibit 1, from Sewer Area Study, for limits of study along with manhole numbers and pipe sizes.

METHODOLOGY USED AND LIST OF REFERENCES

The existing sewer pipes were analyzed using the County of Los Angeles Department of Public Works (LADPW) Sanitary Sewer Procedural Manual's Standard "S-C4, Flow Diagram for the Design of Circular Sanitary Sewers". Refer to Appendix A for a copy of the County of Los Angeles Department of Public Works (LADPW) Sanitary Sewer Procedural Manual's Standard S-C4.

Tributary Areas and Zoning information was obtained from the Los Angeles County Office of the Assessor and the City of Diamond Bar. The corresponding zoning coefficient was obtained from the LADPW Sanitary Sewer Procedural Manual's Standard "S-C4", as all Lots within the tributary area are zoned R-1. The tributary area of the sewer study can be found on the Sewer Study Area Map, Exhibit 1.

VI. SEWER CAPACITY ANALYSIS

The existing sewer pipes were analyzed using the LADPW Sanitary Sewer Procedural Manual's Standard "S-C4", for a maximum design capacity at half full for pipes less than 15" and three quarters full for pipes 15" and greater. This Flow Diagram is based on Kutter's Formula with 'n' = 0.013, quantities per Acre for Residential Zone R-1 equal to 0.004 cubic feet per second (cfs), C = 0.015cfs and H.I. = 0.021cfs. The cumulative calculated flow for each segment was compared to the sewer capacity at each segment. The equation for the tributary sewer discharge is as follows:

Q = ZA

Where: Q = Sewer discharge (cfs)
Z = Zoning coefficient (cfs/acre)
A= Area (acres)

Refer to Appendix B for Table 1: Sanitary Sewer Area Study Calculations

CALCULATIONS

Reach #1 (MH#6 to MH#49)

Zoning coefficient = 0.004 (cfs/ac)

Area= 6.27(ac)

Q_1= (0.004)(6.27)=0.0251cfs

Pipe Capacity:

Q_{MAX}: 8", 1/2 full @ 0.24% = 0.27cfs

0.0251cfs < 0.27cfs OK

Existing Reach #1 is okay, use 8" VCP through Tract No. 54081.

Reach #2 (MH#49 to MH#48)

Zoning coefficient = 0.004 (cfs/ac)

Area= 8.06(ac)

Q_1= (0.004)(8.06)=0.0322cfs

Pipe Capacity:

Q_{MAX}: 8", 1/2 full @ 0.24% = 0.27cfs

0.0322cfs < 0.27cfs OK

Existing Reach #2 is okay.

Reach #3 (MH#48 to MH#221)

Zoning coefficient = 0.004 (cfs/ac)

Area= 107.67(ac)

Q_1= (0.004)(107.67)=0.4307cfs

Pipe Capacity:

Q_{MAX}: 10", 1/2 full @ 0.32% = 0.56cfs

0.4307cfs < 0.56cfs OK

Existing Reach #3 is okay.

Reach #4 (MH#221 to MH#222)

Zoning coefficient = 0.004 (cfs/ac)

Area= 114.68 (ac)

Q_1= (0.004)(114.68)=0.4587cfs

Pipe Capacity:

Q_{MAX}: 12", 1/2 full @ 0.32% = 0.96cfs

0.4587cfs < 0.96cfs OK

Existing Reach #4 is okay.

Reach #5 (MH#222 to MH#223)

Zoning coefficient = 0.004 (cfs/ac)

Area= 116.78 (ac)

Q_1= (0.004)(116.78)=0.4671cfs

Pipe Capacity:

Q_{MAX}: 12", 1/2 full @ 0.84% = 1.57cfs

0.4671cfs < 1.57cfs OK

Existing Reach #5 is okay.

Reach #6 (MH#223 to MH#5)

Zoning coefficient = 0.004 (cfs/ac)

Area= 118.18 (ac)

Q_1= (0.004)(118.18)=0.4727cfs

Pipe Capacity:

Q_{MAX}= 12", 1/2 full @ 0.84% = 1.57cfs

0.4727cfs < 1.57cfs OK

Existing Reach #6 is okay.

Reach #7 (MH#5 to MH#3)

Zoning coefficient = 0.004 (cfs/ac)

Area= 119.41 (ac)

Q_1= (0.004)(119.41)=0.4776cfs

Pipe Capacity:

Q_{MAX}= 12", 1/2 full @ 0.84% = 1.57cfs

0.4776cfs < 1.57cfs OK

Existing Reach #7 is okay.

Reach #8 (MH#3 to MH#2)

Zoning coefficient = 0.004 (cfs/ac)

Area= 120.11 (ac)

Q_1= (0.004)(120.11)=0.4804cfs

Pipe Capacity:

Q_{MAX}= 15",3/4 full @ 0.32% = 3.2cfs

0.4804cfs < 3.2cfs OK

Existing Reach #8 is okay.

VII. PROPOSED MITIGATION

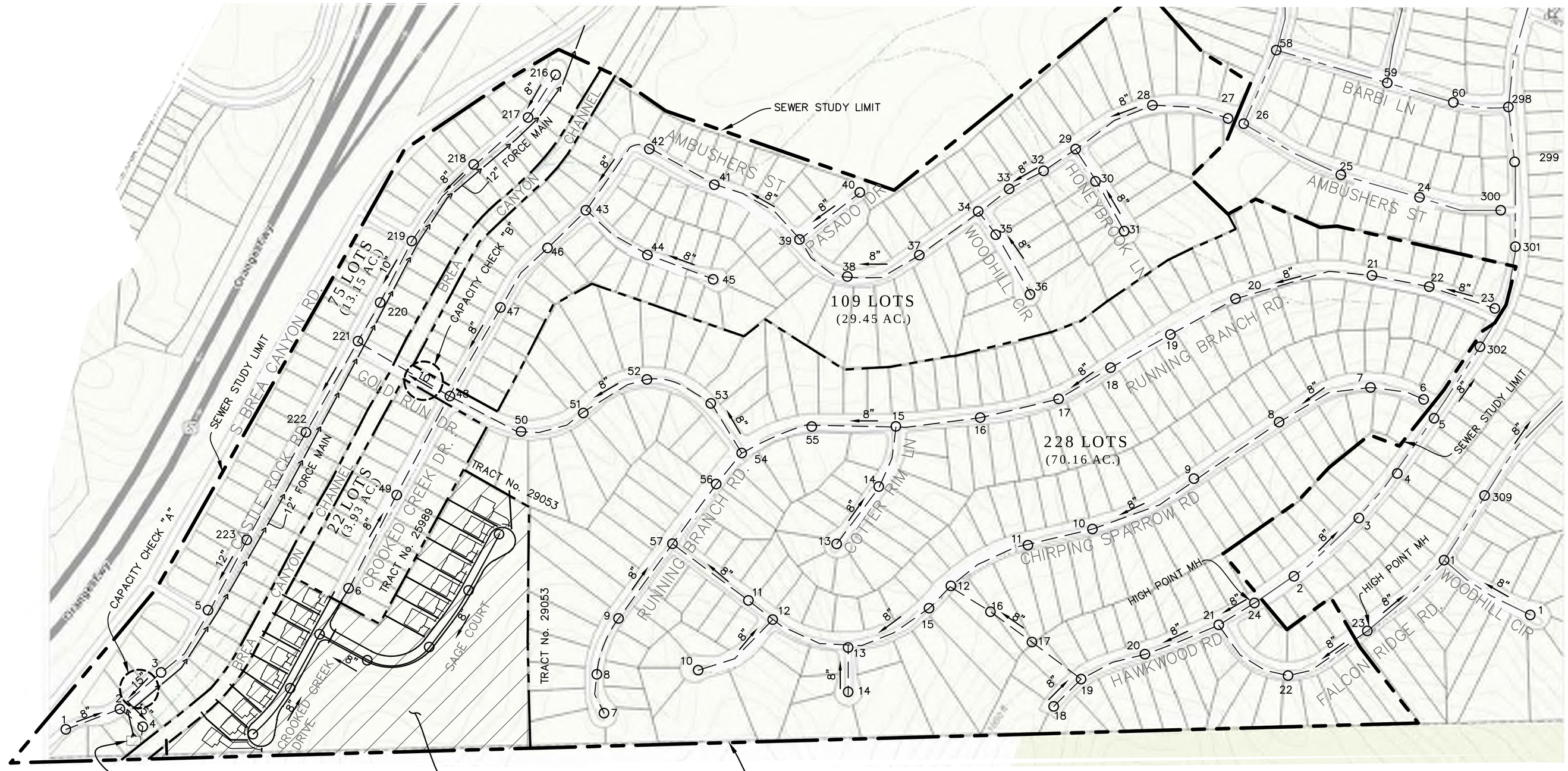
No mitigation is required or being proposed.

VIII. CONCLUSION

Based on the findings of this report, it has been verified that the development of Tract No. 54081 will not cause the existing sewer system to exceed its capacity. The sewer study was divided into eight reaches as demonstrated previously in the calculation portion of this report. The pipe size and slope of the existing sanitary sewer pipes were taken into consideration for the calculations. The capacity of the existing sanitary sewer system can accommodate the development of Tract No. 54081. Therefore no upgrade is required for the existing sewer system.

EXHIBIT 1

SEWER STUDY AREA MAP



0 1"
(IN FEET)
1 inch = 200 ft.

CAPACITY CHECK "A"

REACH #8 (MH#3 - MH#2)
ZONING COEFFICIENT = 0.004 (cfs)
AREA= 120.11(ac)
Q= (0.004)(120.11)=0.480cfs
PIPE CAPACITY:
QMAX= 15", 3/4 FULL @ 0.32% = 3.2 cfs
0.480cfs < 3.2cfs OK

CAPACITY CHECK "B"

REACH #3 (MH#48 - MH#221)
ZONING COEFFICIENT = 0.004 (cfs)
AREA= 107.67(ac)
Q= (0.004)(107.67)=0.431cfs
PIPE CAPACITY:
QMAX=10" 1/2 FULL @ 0.32% = 0.56cfs
0.431cfs < 0.56cfs OK

LEGEND:

- LIMIT OF SEWER STUDY
- BOUNDARY OF TRIBUTARY AREA
- EXISTING SEWER WITHIN LIMIT OF STUDY
- EXISTING SEWER OUTSIDE LIMIT OF STUDY
- PROPOSED SEWER LINE
- 1 MANHOLE NUMBER / SEWER MANHOLE
- 8" PIPE SIZE AND FLOW DIRECTION
- CAPACITY CHECK LOCATION

REGISTERED PROFESSIONAL ENGINEER JOHN MARK THOMPSON No. 82557 CIVIL STATE OF CALIFORNIA

NO.	REVISION	BY	DATE	APPR.

BENCH MARK

BENCH MARK NO. - FG 4199
RDBM TAG IN SOUTH CURB OF DIAMOND BAR BLVD 1 FOOT WEST OF BCR □ S.W. CORNER OF BREA CANYON ROAD AND DIAMOND BAR BLVD. 42 FEET WEST OF CENTERLINE INTERSECTION

ELEV. □681.939 (1988 DATUM)

BASIS OF BEARING

THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE BEARING OF N 28-33-15 E BEING THE CENTERLINE OF CROOKED CREEK DRIVE PER TRACT 25989 MB 714 PR 5

CITY OF DIAMOND BAR

REVIEWED FOR THE CITY BY:
DAVID EVANS AND ASSOCIATES, 17782 17TH STREET, TUSTIN CA
BY: _____ DATE: _____
DAVID A. STUET□EL R.C.E. 47886 EXP 12□31□17

CITY ENGINEER APPROVAL
BY: _____ DATE: _____
DAVID G. LIU R.C.E. 44053 EXP 6□30□17

DRAWING SCALE
HORI□ONTAL : 1" □ 200'
VERTICAL : 1" □ N.A.

DESIGN ADS DATE 11/14/16
DRAWN ADS DATE 11/14/16
CHECKED JMT DATE 11/16/16

TTG ENGINEERS
* STRUCTURAL ENGINEERING
* MEP ENGINEERING
* CIVIL ENGINEERING &
* CONSTRUCTION SERVICES
901 VIA PIEMONTE, SUITE 400
ONTARIO, CA 91764
TELEPHONE (909) 477-6915 FAX (909) 477-6916

BY: _____ 11/16/16
JOHN MARK THOMPSON R.C.E. 82557 DATE

SEWER AREA STUDY

TRACT No. 54081
IN THE CITY OF DIAMOND BAR, CALIFORNIA

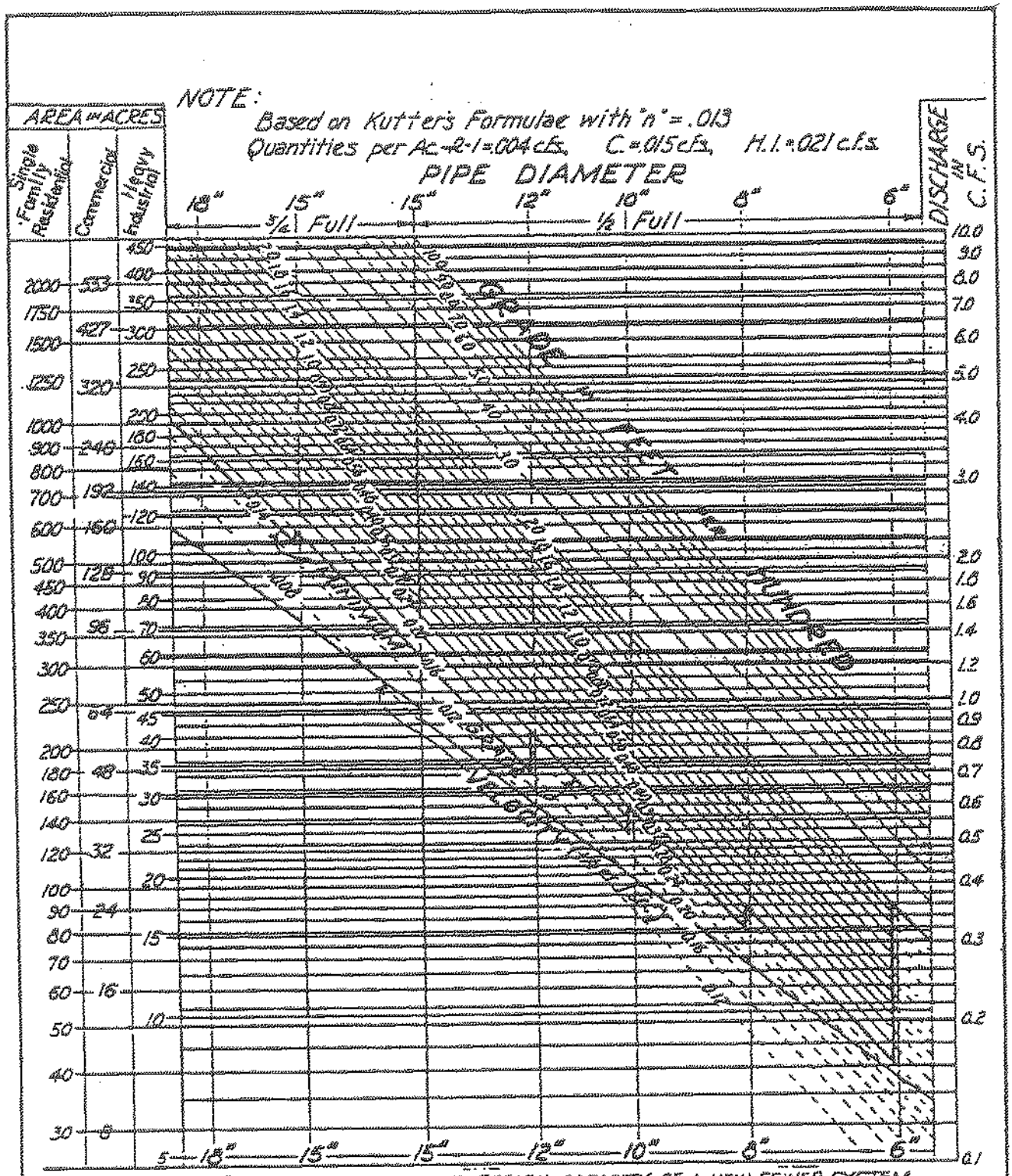
TTG PROJECT NO.
0216-3820-00

SHT 1
OF 1

CITY DRAWING NUMBER

APPENDIX A

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS (LAPDW)
SANITARY SEWER PROCEDUAL MANAUL'S STANDARD S-C4



FLOW DIAGRAM FOR THE DESIGN OF CIRCULAR SANITARY SEWERS

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

ASSISTANT DEPUTY

COUNTY ENGINEER

COUNTY ENGINEER STANDARD S-C4

DATE: 3/80

DESIGN

APPENDIX B

TABLE 1: SANITARY SEWER AREA STUDY CALCULATIONS

TTG

TRACT 54081 CITY OF DIAMOND BAR
CROOKED CREEK DEVELOPMENT
SANITARY SEWER ANAYLSIS

PROJECT NO.: 0216.38201.01
DATE: 09/11/2016
BY:A.D.S
CHECKED BY: J.M.T.

Sanitary Sewer Area Study Calculations		Segment		Pipe		*Capacity (cfs)		Cumulative No. of Lots (Prop + Exist)	Cumulative Area of Lots (AC.)	Unit Coefficient (cfs/AC.)	Cumulative Calculated Flow (cfs)	PC or CL Construction Plan #	Comment
Street Name	Reach No.	M.H. #	M.H. #	Size (in)	Slope (%)	1/2 Full (<15")	3/4 Full (≥15")						
Crooked Creek	1	6	49	8	0.24%	0.27	-	28	6.27	0.004	0.0251	6755	
	2	49	48	8	0.24%	0.27	-	38	8.06	0.004	0.0322	6755	
Gold Run	3	48	221	10	0.32%	0.56	-	375	107.67	0.004	0.4307	6755	
Castle Rock Road	4	221	222	12	0.32%	0.96	-	415	114.68	0.004	0.4587	6441	
	5	222	223	12	0.84%	1.57	-	427	116.78	0.004	0.4671	6441	
	6	223	5	12	0.84%	1.57	-	435	118.18	0.004	0.4727	6441	
	7	5	3	12	0.84%	1.57	-	442	119.41	0.004	0.4776	6441	
	8	3	2	15	0.32%	-	3.20	446	120.11	0.004	0.4804	6441	

*Calculated based on Kutter's Formula with n=0.013 per Standard S-C4 of the Los Angeles County Department of Public Works (LADPW) Sanitary Sewer Procedural Manual.
** Allowed capacity=(1/2 full for pipes < 15" diameter, 3/4 full for pipes ≥ 15" diameter)

APPENDIX C

E-2349- CONSOLIDATED COUNTY SEWER MAINTENANCE DISTRICT (C.S.D.) MAP

E-2350- CONSOLIDATED COUNTY SEWER MAINTENANCE DISTRICT (C.S.D.) MAP

E-2392- CONSOLIDATED COUNTY SEWER MAINTENANCE DISTRICT (C.S.D.) MAP

E-2393- CONSOLIDATED COUNTY SEWER MAINTENANCE DISTRICT (C.S.D.) MAP

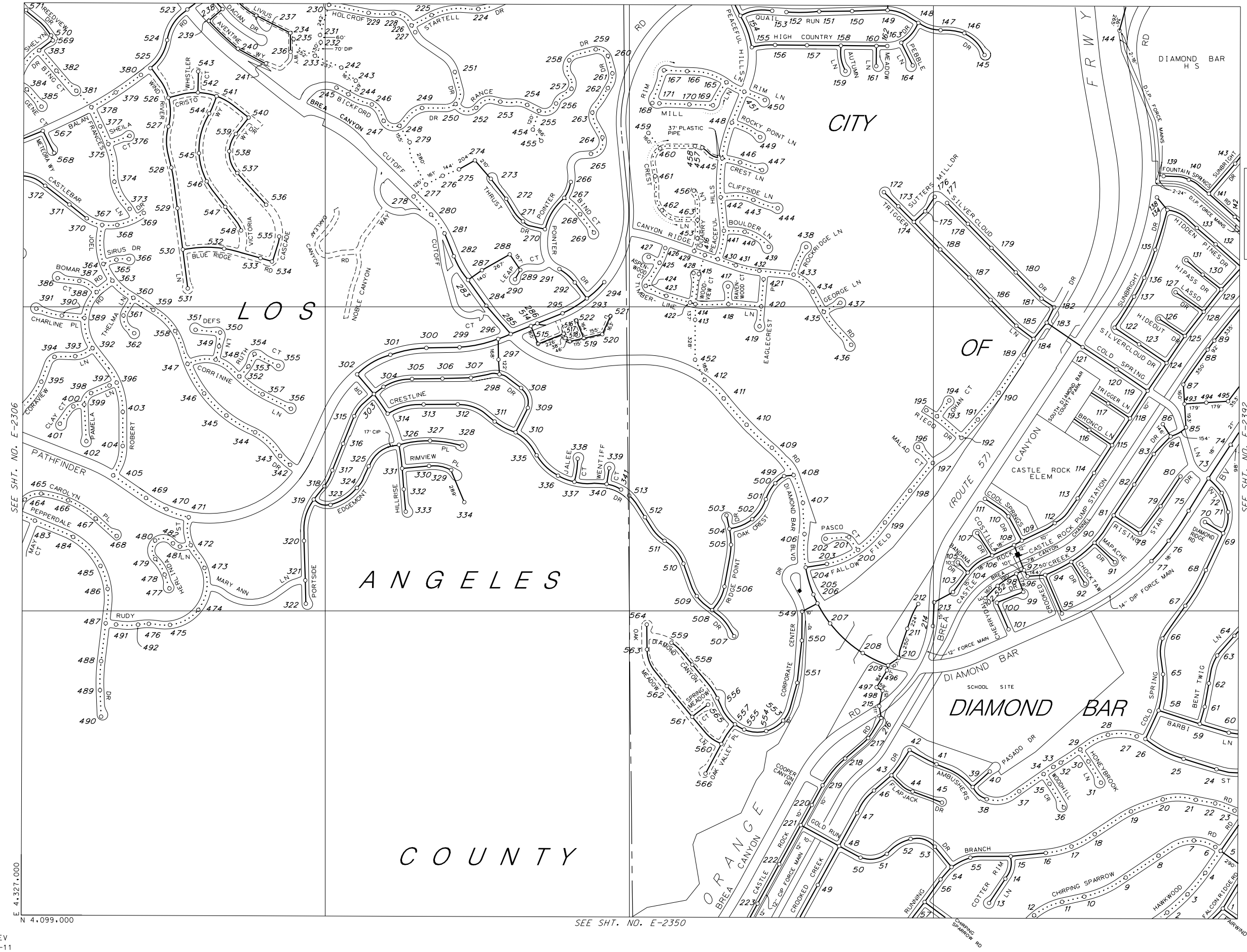
6441- SANITARY SEWER AS-BUILTS

6755- SANITARY SEWER AS-BUILTS

SEE SHT. NO. E-2348

U-138
U-140
U-141

THIS MAP IS INTENDED FOR USE ONLY AS OPERATIONS MAP BY LOS ANGELES COUNTY SEWER MAINTENANCE DISTRICTS. LOS ANGELES COUNTY EXPRESSLY DISCLAIMS ANY LIABILITY FOR ANY INACCURACIES WHICH MAY BE PRESENT IN THIS MAP.



AUTOMATED GRAPHICS

METERS
0 50 100 200 250
0 200 400 600 800
FEET

LEGEND

- CLAY SEWERS MAINTAINED BY SMD, 8" UNLESS OTHERWISE NOTED
- PLASTIC SEWERS
- CONCRETE SEWERS
- CLAY SEWERS, LINED
- CEMENT SEWERS, LINED
- FORCE MAINS
- SEWERS NOT MAINTAINED BY SMD
- TRUNK SEWERS
- CITY BOUNDARY
- STANDARD MANHOLE
- DROP MANHOLE
- SHALLOW MANHOLE
- TRAP MANHOLE
- WEIR MANHOLE
- C.O. CLEANOUT
- L.H. LAMP HOLE
- PUMP STATION

TOTAL MH'S THIS MAP: 571

MAP REV
07-27-11

DATA BASE REV
11-06-89

CONSOLIDATED S.M.D.

E-2349

T:679:G6

0831-0931-2349

SEE SHT. NO. E-2349



U-140

THIS MAP IS INTENDED FOR USE ONLY AS OPERATIONS MAP BY LOS ANGELES COUNTY SEWER MAINTENANCE DISTRICTS. LOS ANGELES COUNTY EXPRESSLY DISCLAIMS ANY LIABILITY FOR ANY INACCURACIES WHICH MAY BE PRESENT IN THIS MAP.

SEE SHT. NO. E-2393

AUTOMATED GRAPHICS

METERS
0 50 100 200 250
0 200 400 600 800
FEET

LEGEND

- CLAY SEWERS MAINTAINED BY SMD, 8" UNLESS OTHERWISE NOTED
- PLASTIC SEWERS
- CONCRETE SEWERS
- CLAY SEWERS, LINED
- CEMENT SEWERS, LINED
- FORCE MAINS
- SEWERS NOT MAINTAINED BY SMD
- TRUNK SEWERS
- CITY BOUNDARY
- STANDARD MANHOLE
- DROP MANHOLE
- SHALLOW MANHOLE
- TRAP MANHOLE
- WEIR MANHOLE
- C.O. CLEANOUT
- L.H. LAMP HOLE
- PUMP STATION

TOTAL MH'S THIS MAP: 24

MAP REV
08-16-10

DATA BASE REV
11-07-89

CONSOLIDATED S.M.D. E-2350

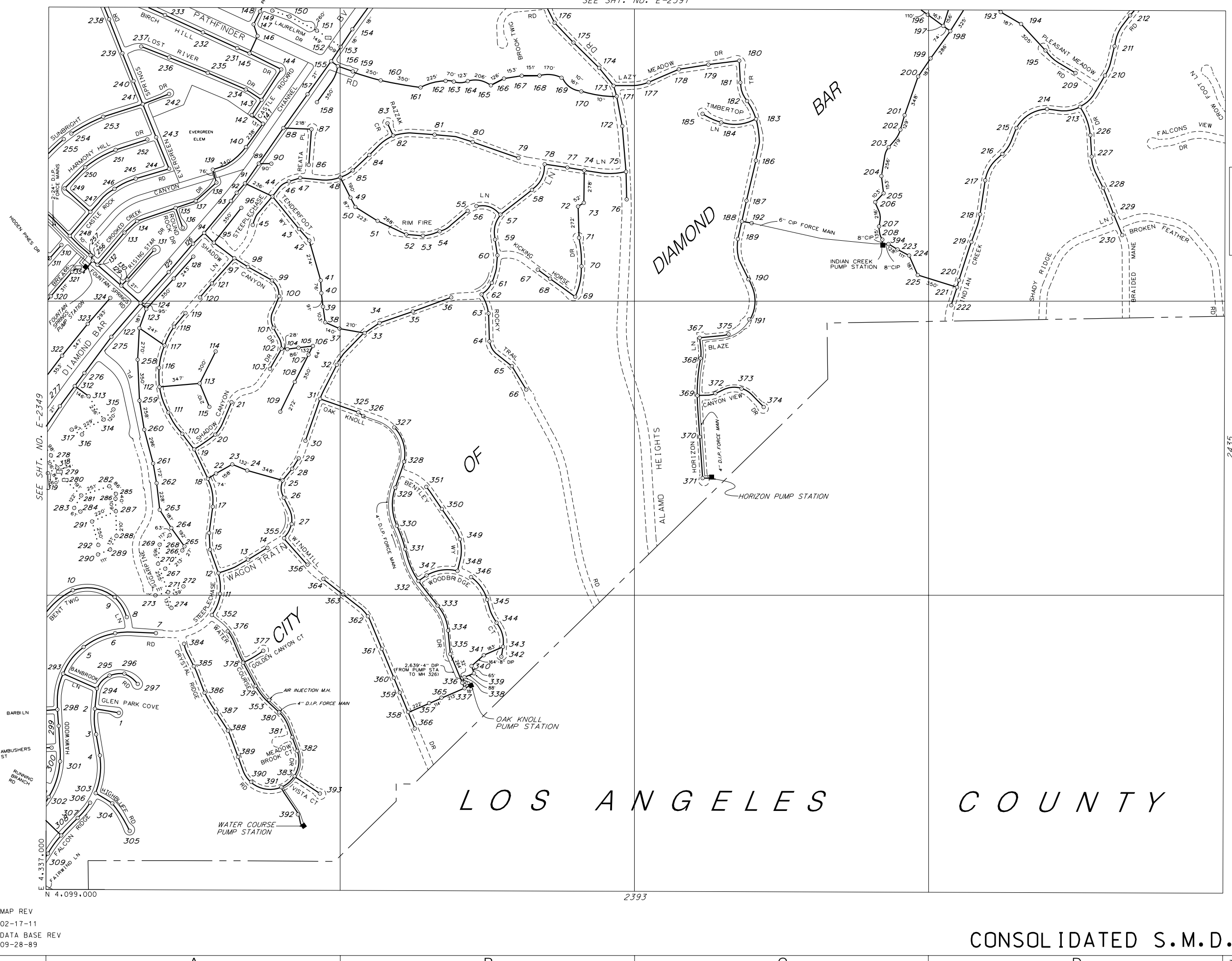
T:709:H4

0831-0831.2350

E-2350

SEE SHT. NO. E-2391

U-140
U-141
U-150



THIS MAP IS INTENDED FOR USE ONLY AS OPERATIONS MAP BY LOS ANGELES COUNTY SEWER MAINTENANCE DISTRICTS. LOS ANGELES COUNTY EXPRESSLY DISCLAIMS ANY LIABILITY FOR ANY INACCURACIES WHICH MAY BE PRESENT IN THIS MAP.

AUTOMATED GRAPHICS

METERS
0 50 100 200 250
0 200 400 600 800
FEET

LEGEND

- CLAY SEWERS MAINTAINED BY SMD, 8" UNLESS OTHERWISE NOTED
- PLASTIC SEWERS
- CONCRETE SEWERS
- CLAY SEWERS, LINED
- CEMENT SEWERS, LINED
- FORCE MAINS
- SEWERS NOT MAINTAINED BY SMD
- TRUNK SEWERS
- CITY BOUNDARY
- STANDARD MANHOLE
- DROP MANHOLE
- SHALLOW MANHOLE
- TRAP MANHOLE
- WEIR MANHOLE
- C.O. CLEANOUT
- L.H. LAMP HOLE
- PUMP STATION

TOTAL MH'S THIS MAP: 394

MAP REV
02-17-11
DATA BASE REV
09-28-89

CONSOLIDATED S.M.D.

E-2392

T:679:J6

0831.0933.2392

SEE SHT. NO. E-2392

U-140

F AIRWIND LN

CITY OF DIAMOND BAR

L O S A N G E L E S C O U N T Y

O R A N G E C O U N T Y

SEE SHT. NO. E-2350

E 4,337,000

N 4,084,000

2394

2436

THIS MAP IS INTENDED FOR USE ONLY AS OPERATIONS MAP BY LOS ANGELES COUNTY SEWER MAINTENANCE DISTRICTS. LOS ANGELES COUNTY EXPRESSLY DISCLAIMS ANY LIABILITY FOR ANY INACCURACIES WHICH MAY BE PRESENT IN THIS MAP.

N
AUTOMATED GRAPHICS

METERS
0 50 100 200 250
0 200 400 600 800
FEET

LEGEND

- CLAY SEWERS MAINTAINED BY SMD, 8" UNLESS OTHERWISE NOTED
- PLASTIC SEWERS
- CONCRETE SEWERS
- CLAY SEWERS, LINED
- CEMENT SEWERS, LINED
- FORCE MAINS
- SEWERS NOT MAINTAINED BY SMD
- TRUNK SEWERS
- CITY BOUNDARY
- STANDARD MANHOLE
- DROP MANHOLE
- SHALLOW MANHOLE
- TRAP MANHOLE
- WEIR MANHOLE
- C.O. CLEANOUT
- L.H. LAMP HOLE
- PUMP STATION

TOTAL MH'S THIS MAP: 1

MAP REV
11-08-89

DATA BASE REV
11-08-89

CONSOLIDATED S.M.D.

E-2393

T:709:H4

0831.0833.2393

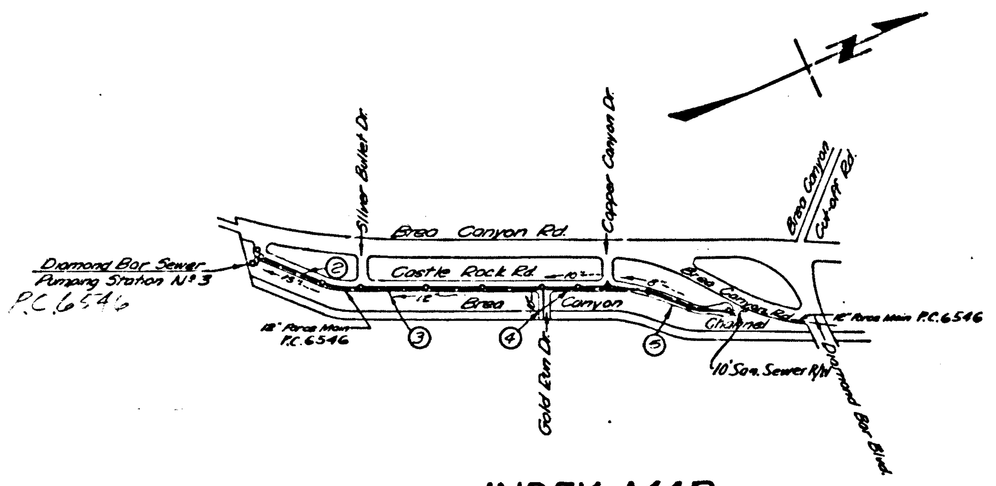
E-2393

B.M. SG 2054 ELEV. 660.235
U.S.C. & G.S. Brass cap monument flush with ground 30' West of C. of Brea Canyon Rd. & 0.60 Mi. S'ly. of Brea Canyon Cut-off Rd. Marked N 357-1949 Other bein QUAD. 1955

SAN DIMAS BLDG. DIST. NO. 10

NOTES:

1. PROVIDE STAKES ON THE PROPERTY LINE OR PROPERTY LINES PRODUCED AT RIGHT ANGLES TO THE SEWER LINE AT THE CENTER LINE OF EACH MANHOLE.
2. NO REPRESENTATIVE OF THE COUNTY ENGINEER WILL SURVEY OR LAY OUT ANY PORTION OF THE WORK.
3. THE PRIVATE ENGINEER SHALL FURNISH THE COUNTY ENGINEER WITH GRADE SHEETS AND STATIONING FOR ALL HOUSE LATERALS AND Y BRANCHES AND SHALL PROVIDE STAKES FOR THEM AT THEIR PROPER LOCATIONS WITH STATIONING PLAINLY MARKED. ALL HOUSE LATERALS SHALL BE CONSTRUCTED ON A STRAIGHT ALIGNMENT AT RIGHT ANGLES FROM THE MAIN LINE SEWER EXCEPT AS SHOWN ON THE PLANS. HOUSE LATERALS FROM CHIMNEYS SHALL NOT HAVE AN ANGLE OF LESS THAN 45° WITH THE MAIN LINE SEWER. ANY CHANGE IN ALIGNMENT SHALL BE REQUESTED IN WRITING BY THE PRIVATE ENGINEER.
4. THE PRIVATE ENGINEER SHALL FURNISH THE HOUSE LATERAL DEPTH AT THE PROPERTY LINE BELOW THE TOP OF CURB ELEVATION FOR EACH HOUSE LATERAL ON THE GRADE SHEET.
5. NO REVISIONS SHALL BE MADE IN THESE PLANS WITHOUT THE APPROVAL OF THE COUNTY ENGINEER.
6. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION DIVISION BY TELEPHONE, MADISON 9-0161, EXT. 51551, AT LEAST TWENTY-FOUR HOURS BEFORE STARTING ANY WORK UNDER THIS CONTRACT.
7. MANHOLES SHALL BE BRICK SEWER STRUCTURES PER S-0-304. PRECAST CONCRETE MANHOLES PER S-0-133 OR S-0-173 MAY BE USED AS AN ALTERNATE IN LOCATIONS APPROVED BY THE COUNTY ENGINEER.
8. USE STANDARD MANHOLE FRAMES AND COVERS, S-0-117.
9. MANHOLE TOPS IN UNIMPROVED RIGHTS-OF-WAY TO BE SIX INCHES ABOVE FINISHED GRADE.
10. USE EXTRA STRENGTH PIPE. ALL PIPE IS STANDARD DEPTH
11. USE CEMENT MORTAR OR MECHANICAL COMPRESSION JOINTS FOR ALL V.C.P. JOINTS PER SPEC'S., SECS. 36 & 49.
12. WHERE EVER GROUND WATER IS ENCOUNTERED DURING THE CONSTRUCTION OF THE SEWERS, THE V.C.P. JOINTS SHALL BE OF JOINT COMPOUND PER SPEC'S., SECS. 35 & 48, OR MECHANICAL COMPRESSION JOINTS PER SPEC'S., SEC. 36.
13. IF A POWER POLE IS WITHIN THREE FEET OF THE SEWER, THE SEWER SHALL BE ENCASED, PER S-0-172, CASE III, TWO FEET ON EITHER SIDE FROM THE POINT OF INTERFERENCE.
14. IF DURING THE COURSE OF CONSTRUCTION IT IS DETERMINED THAT THERE IS LESS THAN FOUR FEET OF COVER OVER THE TOP OF A MAIN LINE OR HOUSE LATERAL V.C.P. SEWER WHICH IS NOT INDICATED ON THE PLANS, THE PIPE SHALL BE ENCASED PER S-0-172, CASE III, UNLESS OTHERWISE APPROVED BY THE COUNTY ENGINEER.
15. HOUSE LATERALS TO BE CONSTRUCTED WITH INVERTS AT PROPERTY LINE ... @ .... FEET BELOW CURB GRADE EXCEPT AS NOTED.
16. RESURFACE ALL TRENCHES WITHIN PAVED AREAS TO MEET L.A. COUNTY ROAD DEPT. OR CALIFORNIA STATE HIGHWAY REQUIREMENTS IN ACCORDANCE WITH PERMITS.
17. FOR ALLOWABLE LEAKAGE TEST USE FORMULA NO. ... E ....., SPEC'S., SEC. 24.
18. ALL STATE AND LOCAL TRENCH SAFTY ORDERS WILL BE RIGIDLY ENFORCED.
19. Sewer in filled ground
   A. Construction will not be permitted in filled area unless acceptable certification is submitted to County Division of County Engineering Department that relative compaction greater than 80%.
   B. If compaction is less than 90% the sewers shall be coated per S-0-160 of type & material as called for per S-0-16 Case III, manhole bases must be coated for 1/3 of manhole height.
   C. If compaction is greater than 90% coating and special manhole bases are not required. However mechanical compression joints must be used in filled area.
20. Use Mechanical Compression Joints for all V.C.P. House Laterals per Specifications, Sections 36 & 49.



INDEX MAP
SCALE: 1"=600'

TRACT Nº 27577
P.C. 6441

REVISION
Change Sewer Alignment on Gold Run Drive, Page 48 10 ft to the South
APPROVED: 8-1-63
R.F. Norling REG. C.E. Nº 11636
OFFICE OF COUNTY ENGINEER

NO CONNECTIONS FOR THE DISPOSAL OF INDUSTRIAL WASTES SHALL BE MADE TO SEWERS SHOWN ON THESE DRAWINGS WITHOUT WRITTEN PERMISSION FROM THE CHIEF ENGINEER AND GENERAL MANAGER OF THE COUNTY SANITATION DISTRICTS.

NO CHARGE FOR CONNECTION
Kenneth E. Anderson 4/17/63

ISSUE NO HOUSE CONNECTION PERMITS UNTIL P.C. Nº 6546 IS ACCEPTED

PROFILE ALIGNMENT AND GRADE OF P.C. 6441
SANITARY SEWERS PAGE 1
TO BE CONSTRUCTED IN

TRACT Nº 27577

PRIVATE CONTRACT NO. 6441

W.S. 39
3 SHEETS; 3 PAGES
SCALE: VERT. 1"=4' HORIZ. 1"=40' APRIL, 1963
PREPARED IN THE OFFICES OF
JOHN M. TOUPS
By: Donald L. Van Bogart
REG. C. E. NO. 10393

34349

FOR LEGEND SEE PLAN NO. S-0-64

NOTE:
GRADES TO WHICH THIS IMPROVEMENT IS TO BE CONSTRUCTED ARE SHOWN ON PLANS AND PROFILES. GRADE POINTS FOR TOP OF CURBS, CENTER LINE OF STREETS, OR CENTER LINE OF ALLEYS ARE SHOWN BY CIRCLES ON PROFILES. AT ALL POINTS BETWEEN DESIGNATED POINTS THE GRADE SHALL BE ESTABLISHED SO AS TO CONFORM TO A STRAIGHT LINE DRAWN BETWEEN SAID DESIGNATED POINTS.
ELEVATIONS ARE IN FEET ABOVE U.S.C. & G.S. SEA LEVEL DATUM OF 1929.
THIS DRAWING AND THE DATA HEREON ARE HEREBY MADE A PART OF THE SPECIFICATIONS.
WORK SHALL BE CONSTRUCTED ACCORDING TO STANDARD SPECIFICATIONS DATED May 15, 1962, ON FILE IN THE OFFICE OF THE COUNTY ENGINEER AND SHALL BE PROSECUTED ONLY IN THE PRESENCE OF THE COUNTY ENGINEER.
BEFORE WORK CAN BE STARTED, THE CONTRACTOR MUST OBTAIN A PERMIT TO EXCAVATE IN COUNTY STREETS FROM THE L.A. COUNTY ROAD DEPT., DISTRICT OFFICE NO. ...../..... AND PAY A FEE TO THE COUNTY ENGINEER, ROOM 320, COUNTY ENGINEERING BUILDING, 108 WEST SECOND STREET OR ..... BRANCH OFFICE, SUFFICIENT TO COVER THE COST OF CONSTRUCTION INSPECTION AND RECORD PLANS.
APPROVAL OF THIS PLAN BY THE COUNTY OF LOS ANGELES DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OF THE LOCATION OF OR THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITY PIPE, OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THIS NOTE APPLIES TO ALL PAGES.
IF WORK IS TO BE DONE IN A STATE HIGHWAY, A PERMIT MUST BE OBTAINED FROM THE STATE OF CALIFORNIA, DIVISION OF HIGHWAYS, 120 SOUTH SPRING STREET, LOS ANGELES, CALIFORNIA.

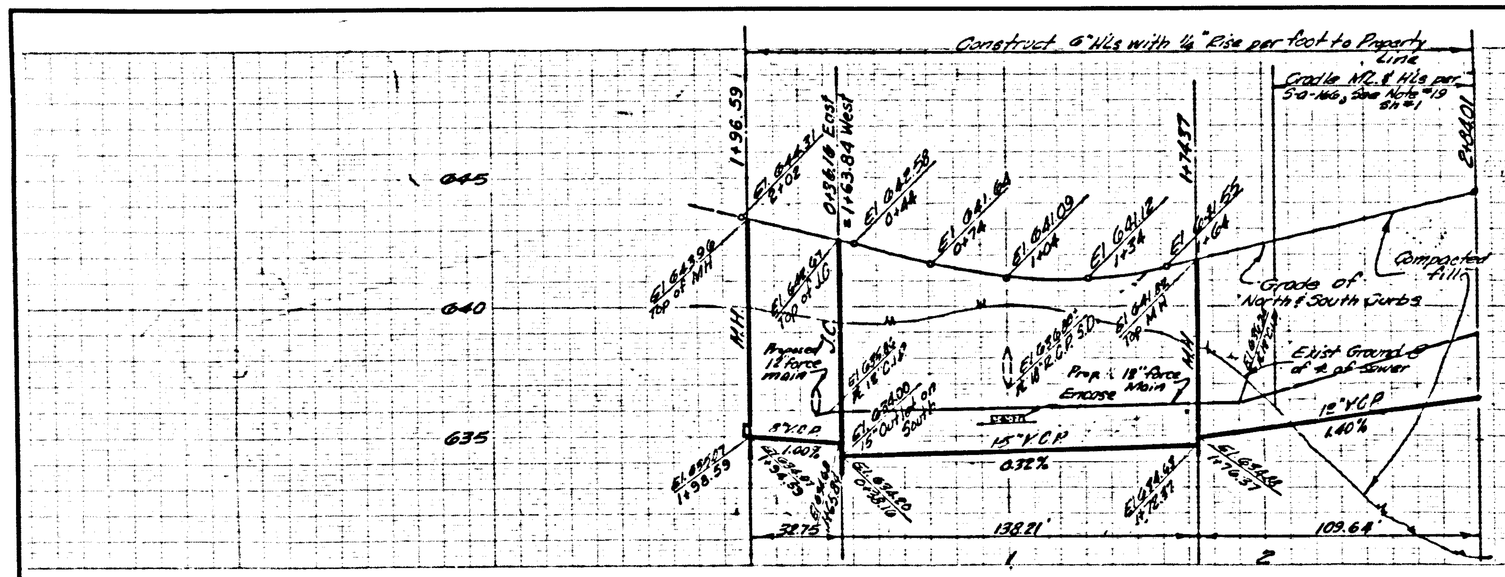
COUNTY OF LOS ANGELES, CALIFORNIA
JOHN A. LAMBIE, COUNTY ENGINEER J. D. PARKHURST, CHIEF ENGINEER
APPROVED BY: Robert E. Kelso, ASSISTANT SANITATION ENGINEER
APPROVED BY: C. Glen Gunnerson, CO. ENG. DIST. NO. 2, OFFICE ENGINEER
SUBMITTED BY: R.F. Norling R.E. Nº 11636, SAN DIMAS BRANCH OFFICE 4-18-63
CHECKED BY: J.K. Dodds 4-23-63, SAN DIMAS BRANCH OFFICE
BRD. C.E. NO. 5446

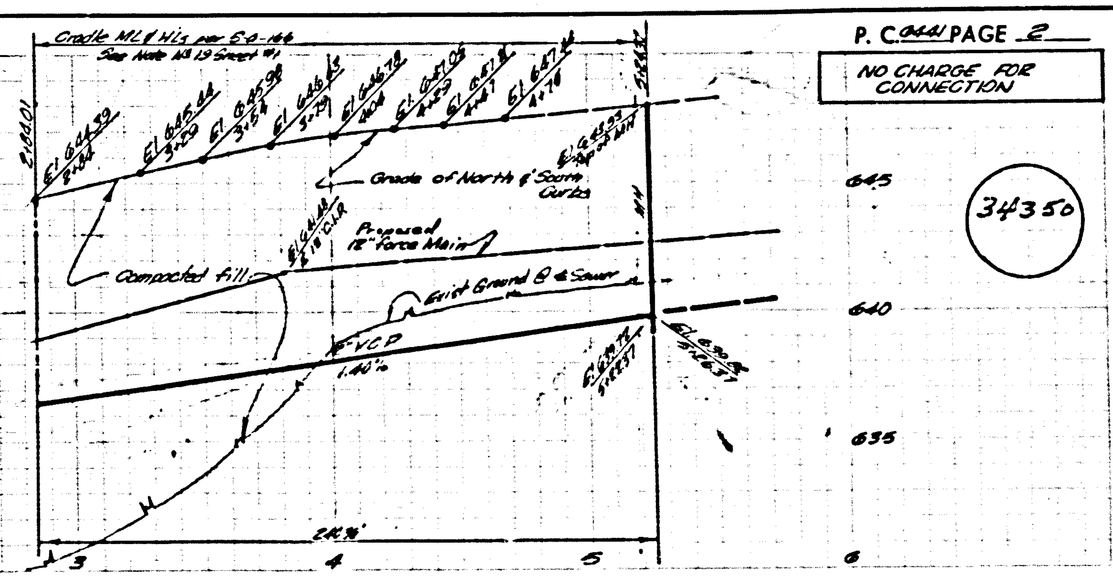
J.N. 035957

P. C. 6441 PAGE 2

NO CHARGE FOR CONNECTION

34350





BREA CANYON ROAD
TRACT Nº 27577
IDENTICAL POINTS
CASTLE ROCK ROAD
All of Lot 1 is a Sanitary Sewer Easement
Diamond Bar Pump Station #3
Encase 10'of 14" V.C.P. Sewer per S-0-172 Case III
Encase 12' of 6" H.L.S. per S-0-172, case III
Curb Line 1
Curb Line 2
Curb Line 3
Curb Line 4
Curb Line 5
℄ of Street 1
℄ of Street 2
℄ Horizontal Curve R=425.00' L=104.00'
SUNSET KNOLL DRIVE
18" Force Main
6" H.L.S.
15" V.C.P. Sewer
12" V.C.P. Sewer
8" V.C.P. Sewer
1+96.59 M.H.
1+74.57 M.H.
2+06.60
2+18.50
2+92.20
3+05.08
3+17.38
3+29.68
4+08.08
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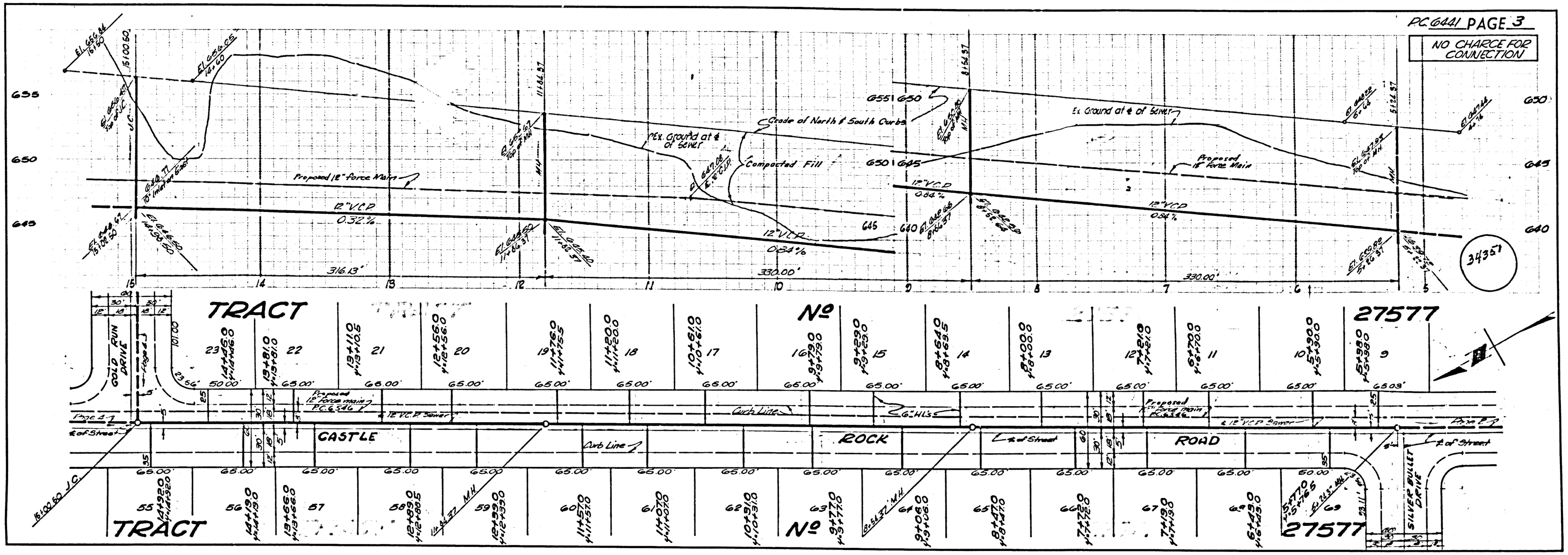
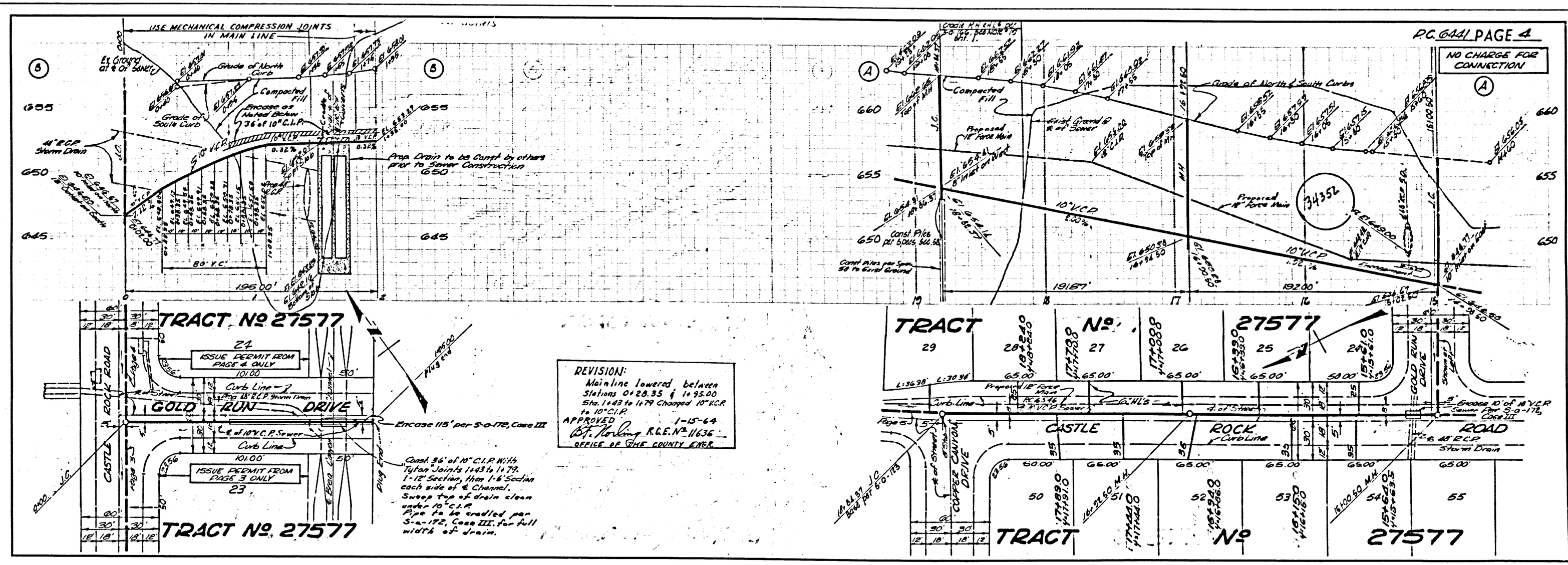
PC 6441 PAGE 3

NO CHARGE FOR CONNECTION



PC 6441 PAGE 4

NO CHARGE FOR CONNECTION



REVISION:
Mainline lowered between Stations 0+28.35 & 1+95.00
Sta. 1+43 to 1+79 Changed 10" V.C.P. to 10" C.I.P.
APPROVED 1-15-64
Bert Loring R.C.E. Nº 11636
OFFICE OF THE COUNTY ENGR.

USE BLACK PRINT SHEET No. 2

PAGE

TRACT No. 27577

CASTLE ROCK ROAD

IDENTICAL POINTS

Proposed 12" Force Main

Completed 4" U.C.

Grade of West Curbs

Grade of East Curbs

Finish Ground at Curb

Finish Ground at Sewer

Existing Ground at Sewer

Grade of East or West Curbs

Grade of Centerline

Invert Elevation

Manhole

Curb Inlet

Catch Basin

Sewer Lateral

Water Service

Fire Hydrant

Street Light

Power Pole

Guy Wire

Telephone Pedestal

Telephone Manhole

Cable TV Pedestal

Cable TV Manhole

Gas Valve

Gas Meter

Electric Meter

Electric Transformer

Electric Manhole

Electric Vault

Mailbox

Sign

Bench

Trash Can

Tree

Shrub

Bush

Hedge

Fence

Wall

Retaining Wall

Curb

Gutter

Sidewalk

Driveway

Asphalt

Concrete

Dirt

Gravel

Rock

Water

Grass

Landscaping

Irrigation

Drainage

Storm Drain

Sanitary Sewer

Gas Line

Electric Line

Telephone Line

Cable TV Line

Property Line

Easement

Right of Way

Centerline

Curb Line

Edge of Pavement

Edge of Concrete

Edge of Asphalt

Edge of Dirt

Edge of Gravel

Edge of Rock

Edge of Water

Edge of Grass

Edge of Landscaping

Edge of Irrigation

Edge of Drainage

Edge of Storm Drain

Edge of Sanitary Sewer

Edge of Gas Line

Edge of Electric Line

Edge of Telephone Line

Edge of Cable TV Line

Edge of Property Line

Edge of Easement

Edge of Right of Way

Edge of Centerline

Edge of Curb Line

Edge of Gutter

Edge of Sidewalk

Edge of Driveway

Edge of Asphalt

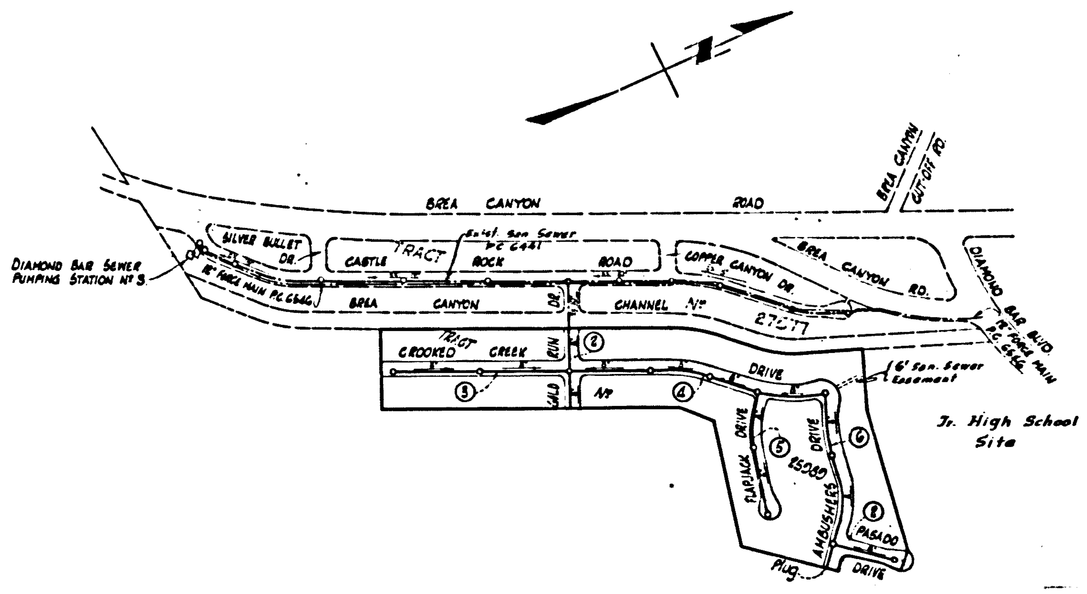
Edge of Concrete

B.M. S.G. 8054 ELEV. GCO 235
U.S.C.&G.S. Brass Cap Monument flush with ground 30 west of ℄ of Brea Canyon Rd. & 240 N. & ¼ of Brea Canyon Cut-off Rd. Marked "N 34°1-1949"
Olinda Olinda QUAD. 1955

DOUBLE SCALE
SAN DIMAS BLDG. DIST. NO. 10

NOTES.

1. PROVIDE STAKES ON THE PROPERTY LINE OR PROPERTY LINES PRODUCED AT RIGHT ANGLES TO THE SEWER LINE AT THE [illegible] OF EACH MANHOLE.
2. NO REPRESENTATIVE OF THE COUNTY ENGINEER WILL SURVEY OR LAY OUT ANY PORTION OF THE WORK.
3. THE PRIVATE ENGINEER SHALL FURNISH THE COUNTY ENGINEER WITH GRADE SHEETS AND STATIONING FOR ALL HOUSE L[illegible] Y BRANCHES AND SHALL PROVIDE STAKES FOR THEM AT THEIR PROPER LOCATIONS WITH STATIONING PLAINLY MARKED. LATERALS SHALL BE CONSTRUCTED IN A STRAIGHT ALIGNMENT AT RIGHT ANGLES FROM THE [illegible] SAN LINE SEWER EXCEPT AS [illegible] THE PLANS. HOUSE LATERALS FROM CHIMNEYS SHALL NOT HAVE AN ANGLE OF LESS THAN 45° WITH THE MAIN LINE SEWER. ANY CHANGE IN ALIGNMENT SHALL BE REQUESTED IN WRITING BY THE PRIVATE ENGINEER.
4. THE PRIVATE ENGINEER SHALL FURNISH THE HOUSE LATERAL DEPTH AT THE PROPERTY LINE BELOW THE TOP OF CURB ELEVATION FOR EACH HOUSE LATERAL ON THE GRADE SHEET.
5. NO REVISIONS SHALL BE MADE ON THESE PLANS WITHOUT THE APPROVAL OF THE COUNTY ENGINEER.
6. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION DIVISION BY TELEPHONE, MADISON 9-0747, EXT. 61531, AT LEAST TWENTY-FOUR HOURS BEFORE STARTING ANY WORK UNDER THIS CONTRACT.
7. MANHOLES SHALL BE BRICK SEWER STRUCTURES PER S-a-104. PRECAST CONCRETE MANHOLES PER S-a-125 OR S-a-175 MAY BE USED AS AN ALTERNATE IN LOCATIONS APPROVED BY THE COUNTY ENGINEER.
8. USE STANDARD MANHOLE FRAMES AND COVERS, S-a-107.
9. MANHOLE TOPS IN UNIMPROVED RIGHTS-OF-WAY TO BE SIX INCHES ABOVE FINISHED GRADE.
10. USE EXTRA STRENGTH PIPE. ALL PIPE IS STANDARD DEPTH EXCEPT AS NOTED.
11. USE MECHANICAL COMPRESSION JOINTS FOR ALL V.C.P. JOINTS PER SPEC'S., SECS. 36, 48, 49.
12. [illegible]
13. IF A POWER POLE IS WITHIN THREE FEET OF THE SEWER, THE SEWER SHALL BE ENCASED, PER S-a-173, CASE III, TWO FEET ON EITHER SIDE FROM THE POINT OF INTERFERENCE.
14. IF DURING THE COURSE OF CONSTRUCTION IT IS DETERMINED THAT THERE IS LESS THAN FOUR FEET OF COVER OVER THE TOP OF A MAIN LINE OR HOUSE LATERAL V.C.P. SEWER WHICH IS NOT INDICATED ON THE PLANS, THE PIPE SHALL BE ENCASED PER S-a-173, CASE III, UNLESS OTHERWISE APPROVED BY THE COUNTY ENGINEER.
15. HOUSE LATERALS TO BE CONSTRUCTED WITH INVERTS AT PROPERTY LINE [illegible] CB. FEET BELOW CURB GRADE EXCEPT AS NOTED.
16. RESURFACE ALL TRENCHES WITHIN PAVED AREAS TO MEET L.A. COUNTY ROAD DEPT. OR CALIFORNIA STATE HIGHWAY REQUIREMENTS IN ACCORDANCE WITH PERMITS.
17. FOR ALLOWABLE LEAKAGE TEST USE FORMULA NO. [illegible] E [illegible], SPEC'S., SEC. 54.
18. ALL STATE AND LOCAL TRENCH SAFETY ORDERS WILL BE RIGIDLY ENFORCED.
19. SEWER IN FILLED GROUND.
    A. CONSTRUCTION WILL NOT BE PERMITTED IN FILLED AREAS UNLESS ACCEPTABLE CERTIFICATION IS SUBMITTED TO THE COUNTY DIVISION OF THE CO. ENGINEERING DEPT. THAT RELATIVE COMPACTION IS GREATER THAN 80%.
    B. IF COMPACTION IS LESS THAN 80% THE SEWERS SHALL BE CRADLED PER S-a-169 OR HAVE A SPECIAL BASE COURSE, PER S-a-179 CASE III SPECIAL HANDLING AND SHALL BE INSTALLED PER S-a-178 AS INDICATED ON PLANS.
    C. IF COMPACTION IS GREATER THAN 80% CRADLING AND SPECIAL IN-IN BASES ARE NOT REQUIRED. HOWEVER MECHANICAL COMPRESSION JOINTS MUST BE USED IN FILLED AREAS.
20. COMPACTED FILL TO ELEVATION OF STREET SUBGRADE TO BE IN PLACE PRIOR TO SEWER CONSTRUCTION.



INDEX MAP
SCALE: 1" = 400'

ISSUE NO PERMITS
CONNECTION PERMITS
[illegible]

COLLECT CHARGES AS INDICATED
D. R. Olson 12/31/63

NO CONNECTIONS FOR THE DISPOSAL OF INDUSTRIAL WASTES SHALL BE MADE TO SEWERS SHOWN ON THESE DRAWINGS WITHOUT WRITTEN PERMISSION FROM THE CHIEF ENGINEER AND GENERAL MANAGER OF THE COUNTY SANITATION DISTRICTS.

PROFILE ALIGNMENT AND GRADE OF P.C. 6755
SANITARY SEWERS PAGE 1
TO BE CONSTRUCTED IN

TRACT Nº 25989

PRIVATE CONTRACT NO. 6755

W.S. 39
5 SHEETS, 6 PAGES
SCALE: VERT. 1"=5' HORIZ. 1"=40' OCTOBER, 1963
PREPARED IN THE OFFICES OF
JOHN M. TOUPS
by Donald L Van Bogart
REG. C. E. No. 10363

36264

FOR LEGEND SEE PLAN NO. S-a-64

NOTE.
GRADES TO WHICH THIS IMPROVEMENT IS TO BE CONSTRUCTED ARE SHOWN ON PLANS AND PROFILES. GRADE POINTS FOR TOP OF CURBS, CENTER LINE OF STREETS, OR CENTER LINE OR ALLEYS ARE SHOWN BY CIRCLES ON PROFILES. AT ALL POINTS BETWEEN DESIGNATED POINTS THE GRADE SHALL BE ESTABLISHED SO AS TO CONFORM TO A STRAIGHT LINE DRAWN BETWEEN SAID DESIGNATED POINTS.
ELEVATIONS ARE IN FEET ABOVE U S C & G S MEAN LOWER LOW WATER DATUM OF 1929
THIS DRAWING AND THE DATA HEREON ARE HEREBY MADE A PART OF THE SPECIFICATIONS.
WORK SHALL BE CONSTRUCTED ACCORDING TO STANDARD SPECIFICATIONS DATED NOV 25, 1962, ON FILE IN THE OFFICE OF THE COUNTY ENGINEER AND SHALL BE PROSECUTED ONLY IN THE PRESENCE OF THE COUNTY ENGINEER.
BEFORE WORK CAN BE STARTED, THE CONTRACTOR MUST OBTAIN A PERMIT TO EXCAVATE IN COUNTY STREETS FROM THE L.A. COUNTY ROAD DEPT., DISTRICT OFFICE NO. [illegible], AND PAY A FEE TO THE COUNTY ENGINEER, ROOM 330, COUNTY ADMINISTRATION BUILDING, 108 WEST SECOND STREET OR [illegible] SAN DIMAS REGIONAL OFFICE, SUPPLEMENT TO COVER THE COST OF CONSTRUCTION INSPECTION AND RECORD PLANS.
APPROVAL OF THIS PLAN BY THE COUNTY OF LOS ANGELES DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OF THE LOCATION OF OR THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITY PIPE, OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THIS NOTE APPLIES TO ALL PAGES.
IF WORK IS TO BE DONE IN A STATE HIGHWAY, A PERMIT MUST BE OBTAINED FROM THE STATE OF CALIFORNIA, DIVISION OF HIGHWAYS, 120 SOUTH SPRING STREET, LOS ANGELES, CALIFORNIA.

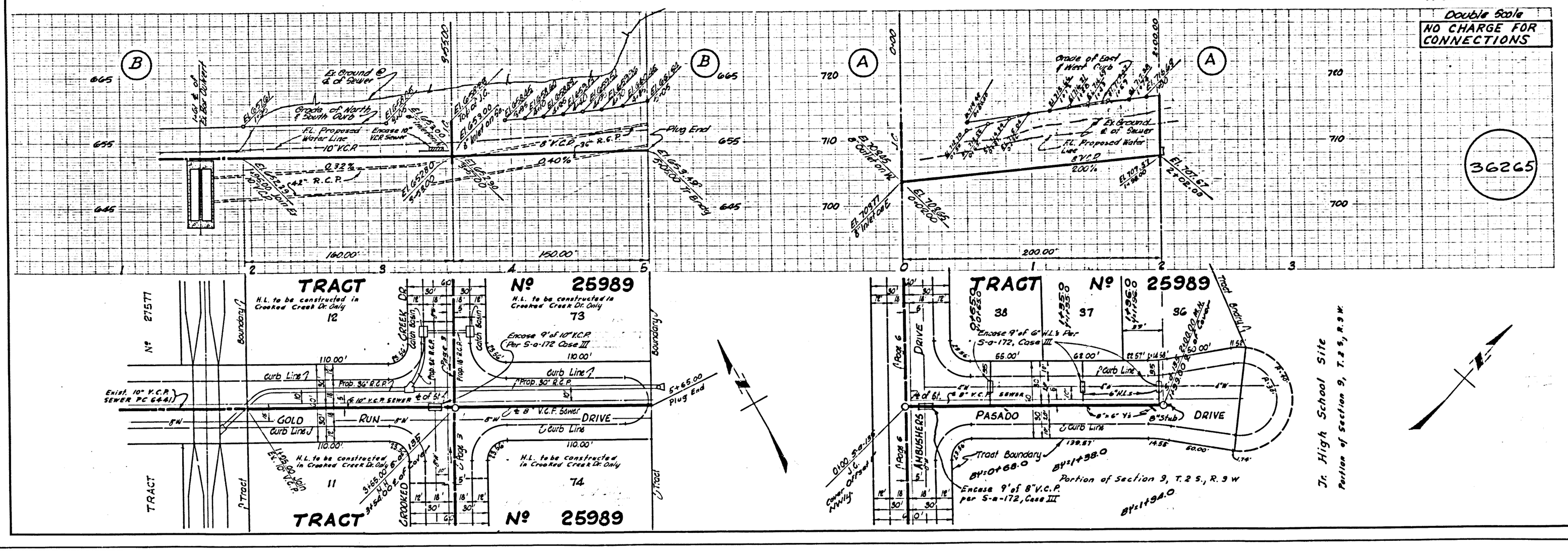
COUNTY OF LOS ANGELES, CALIFORNIA
JOHN A. LAMBIE, COUNTY ENGINEER — J. D. PARKHURST, CHIEF ENGINEER
APPROVED BY, [signature] ASSISTANT SANITATION ENGINEER — CO. SAN. DIST. NO. 10 APPROVED BY, [signature] OFFICE ENGINEER
SUBMITTED BY, Gordon W. Kriegl SAN DIMAS REGIONAL ENGINEER
CHECKED BY, B.F. Darling 2-21-64 REG. C.E. NO. 11636

J.N. 0361.72

P. C. 6755 PAGE 2

Double Scale
NO CHARGE FOR CONNECTIONS

36265



L.A. COUNTY SEWER SHEET NO. 1 SOUTHERN CALIFORNIA BLUEPRINT CO.
4 0673

PC 6755 PAGE 3

Double Scale
No Charge For Connection

Construct House Laterals with a 1/4" rise per foot to Property Line

Construct Y's Flat

P — B — A — A

Grade of East & West Curb

Exist Ground @ c. of Sewer

Fl. Proposed Water Line

Encase 8" V.C.P. Sewer

8" V.C.P. 1.28 %

8" V.C.P. 0.24 %

Fl. Proposed Grade of Water Line

compacted fill

900.00' — 950.00' — 950.00'

3C266

TRACT No 25989

CROOKED CREEK DRIVE

Curb Line

Catch Basin

Encase 12' of 6" H.L.'s per S-a-172, Case III, inclusive

Construct 6" H.L.'s as noted above inclusive

Encase 9' of 6" H.L. Per S-a-172 Case III

Encase 10' of 8" V.C.P. Per S-a-172 Case III

Encase 14' of 6" H.L.'s per S-a-172, Case III, inclusive

C.I. Pressure Water Line Diamond Bar Water Co.

Encase 9' of 6" H.L.'s per S-a-172, Case III, inclusive

Page 4

PC 6755 PAGE 4

Double Scale
No Charge For Connection

Extra Depth in Main Line and House Laterals

IDENTICAL

Grade of East & West Curb

Exist Ground @ c. of Sewer or Compacted Fill

Fl. Proposed Grade of Water Line

Fl. Proposed Water Line

8" V.C.P. 4.20 %

8" V.C.P. 1.20 %

8" V.C.P. 4.92 %

159.71' Horizontal Curve 200.87'

60.75' Horizontal Curve 198.01'

163.39' Horizontal Curve 248.10'

8" Inlet on North

8" Inlet on East

3C267

TRACT No 25989

CROOKED CREEK DRIVE

FLAPJACK DR.

ANDOVER'S DR.

Encase 12' of 6" H.L. per S-a-172, Case III

6' Sanitary Sewer Easement

Sewer Curve Data Δ = 19° 21' 31" R = 645.00' L = 169.71

Sewer Curve Data Δ = 51° 06' 64" R = 645.00' L = 60.75

Sewer Curve Data Δ = 80° 54' 55" R = 456.00' L = 163.39

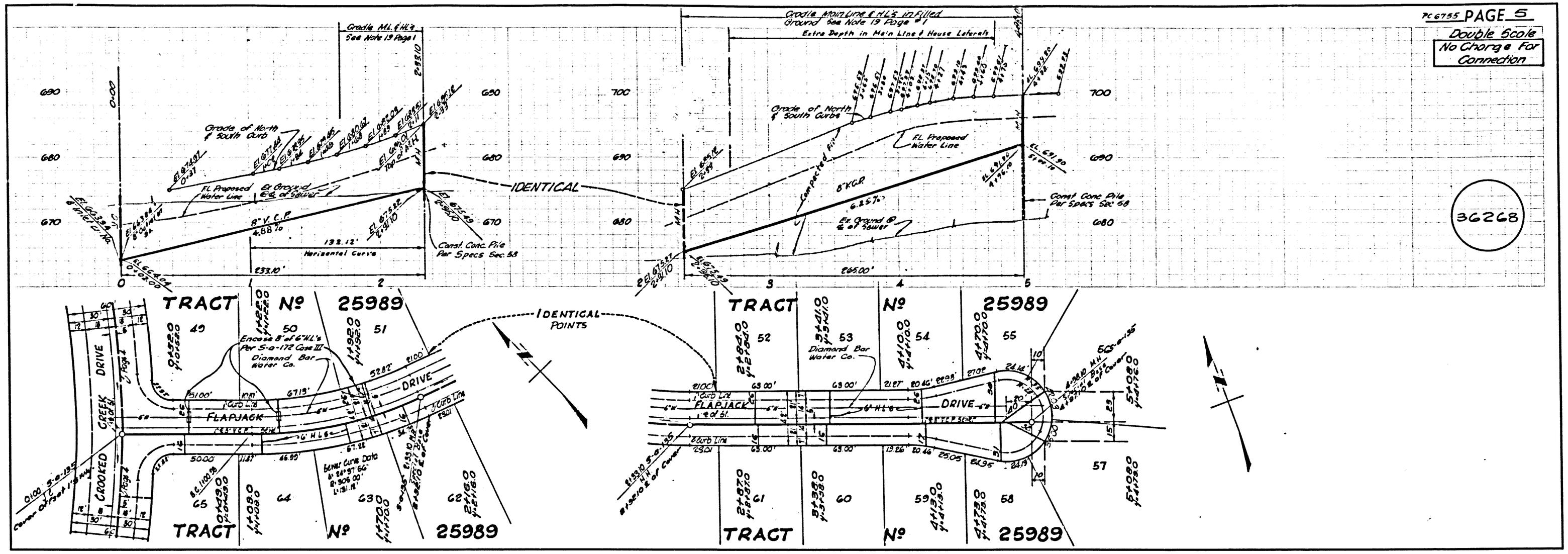
IDENTICAL POINTS

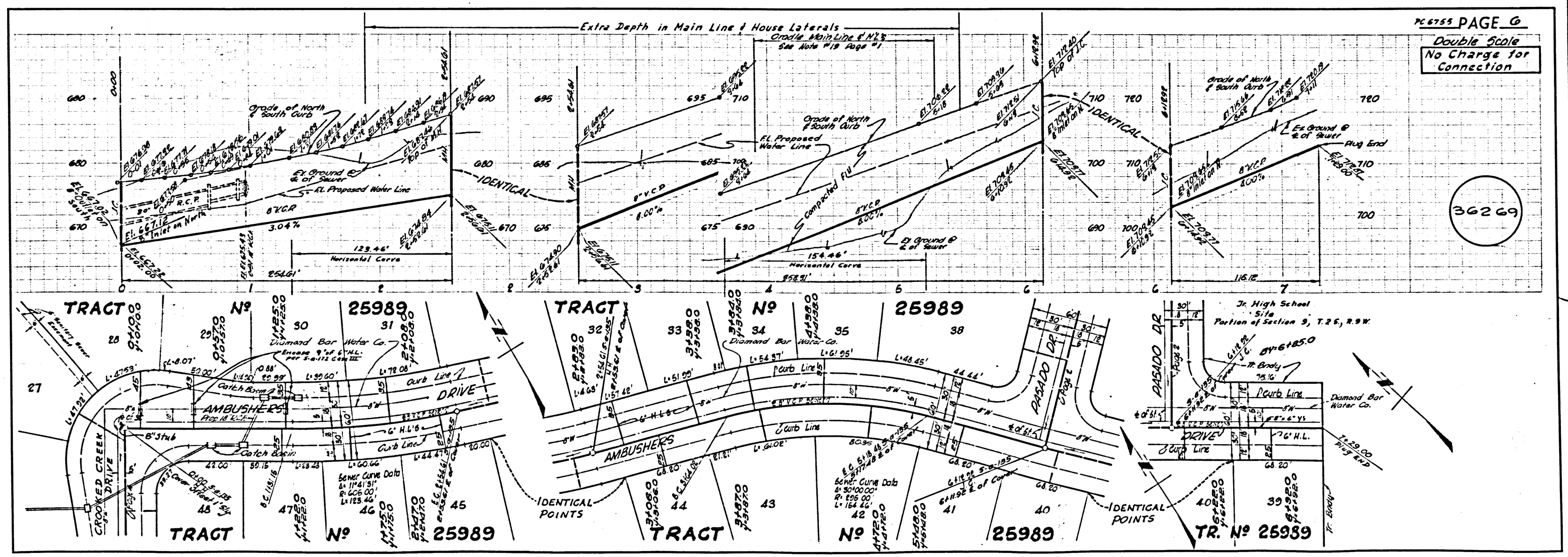
C.I. Pressure Water Line Diamond Bar Water Co.

Encase 9' of 6" H.L.'s per S-a-172 Case III

Page 3

P.C.E. 196 L.A. COUNTY SEWER SHEET NO. 2 80. CAL. BLUEPRINT CO


PC 6755 PAGE 5
Double Scale
No Charge For Connection
36268
Grade of North & South Curbs
F.L. Proposed Water Line
Ex. Ground @ ℄ of Sewer
8" V.C.P.
Horizontal Curve
Const. Conc. Pile Per Specs Sec. 58
IDENTICAL
Grade Main Line & H.L.'s in Filled Ground See Note 19 Page #1
Extra Depth in Main Line & House Laterals
Compacted Fill
TRACT Nº 25989
IDENTICAL POINTS
Diamond Bar Water Co.
FLAPJACK DRIVE
CROOKED CREEK DRIVE
Sewer Curve Data
Curb Line
Cover Offset 1'-6" Hg.
Encase 8" of 6" H.L.'s Per S-a-172 Case III


PC 6755 PAGE 6
Double Scale
No Charge for Connection
36269
Extra Depth in Main Line & House Laterals
Grade of North & South Curb
F.L. Proposed Water Line
Ex. Ground @ ℄ of Sewer
Plug End
8" V.C.P.
Horizontal Curve
IDENTICAL
Compacted Fill
TRACT Nº 25989
TR. Nº 25989
Diamond Bar Water Co.
AMBUSHERS DRIVE
CROOKED CREEK DRIVE
PASADO DR.
Curb Line
Catch Basin
Sewer Curve Data
IDENTICAL POINTS
Jr. High School Site Portion of Section 9, T.2S., R.9W.
Tr. Bndy.

APPENDIX D

TENTATIVE MAP

DIAMOND BAR CITY COUNCIL RESOLUTION No. 2007-11

DIAMOND BAR CITY COUNCIL RESOLUTION No. 2007-12

TRACT NO. 54081 SANITARY SEWER PLANS

CITY OF DIAMOND BAR ZONING MAP

NUMBERED LOTS: 16
LETTERED LOTS: 4
GROSS AREA: 12.877 AC

TRACT NO. 54081

IN THE CITY OF DIAMOND BAR, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

TTG ENGINEERS

ROBERT N. MIM MACK, L.S. 5314 DATE OF SURVEY: JUNE, 2016

BEING A SUBDIVISION OF PARCEL 4 OF PARCEL MAP NO. 7409, IN THE CITY OF DIAMOND BAR, AS PER MAP RECORDED IN BOOK 74, PAGES 3 TO 4, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE RECORDER OF LOS ANGELES COUNTY

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.
WE FURTHER STATE THAT WE KNOW OF NO EASEMENT OR STRUCTURE EXISTING WITHIN THE EASEMENTS HEREIN OFFERED FOR DEDICATION TO THE PUBLIC, OTHER THAN PUBLICLY OWNED WATER LINES, SEWERS OR STORM DRAINS, THAT WE WILL GRANT NO RIGHT OR INTEREST WITHIN THE BOUNDARIES OF SAID EASEMENTS OFFERED TO THE PUBLIC, EXCEPT WHERE SUCH RIGHT OR INTEREST IS EXPRESSLY MADE SUBJECT TO THE SAID EASEMENTS.

WE HEREBY DEDICATE TO THE CITY OF DIAMOND BAR:
THE EASEMENTS FOR WATER, SEWER, ACCESS, PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES AS SHOWN ON THIS MAP.
AN EASEMENT FOR STORM DRAIN PURPOSES AS SHOWN ON THIS MAP.

WE HEREBY RESERVE THE EASEMENTS FOR LANDSCAPE MAINTENANCE AS SHOWN HEREON.

CATHAY VIEW DEVELOPMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____ BY: _____
NAME: NAME:
TITLE: TITLE:

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF _____ } SS

ON _____ BEFORE ME, _____,
PERSONALLY APPEARED _____

_____,

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

SIGNATURE _____
A NOTARY PUBLIC IN AND FOR SAID STATE,

NAME (PRINTED) _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF _____ } SS

ON _____ BEFORE ME, _____,
PERSONALLY APPEARED _____

_____,

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

SIGNATURE _____
A NOTARY PUBLIC IN AND FOR SAID STATE,

NAME (PRINTED) _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

MY COMMISSION EXPIRES: _____

CITY CLERK'S STATEMENT:

I HEREBY STATE THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE DIAMOND BAR CITY COUNCIL AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2016, AND THAT THEREUPON SAID COUNCIL, BY AN ORDER DULY PASSED AND ENTERED DID APPROVE SAID MAP AND DID ACCEPT ON BEHALF OF THE CITY OF DIAMOND BAR:
THE EASEMENTS FOR WATER, SEWER, ACCESS, PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES AS SHOWN ON THIS MAP.

AN EASEMENT FOR STORM DRAIN PURPOSES AS SHOWN ON THIS MAP.

_____ _____
TOMMYE A. CRIBBINS, CITY CLERK DATE:
CITY OF DIAMOND BAR

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF CATHAY VIEW DEVELOPMENT, LLC, ON JUNE 8, 2016. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN ONE YEAR OF RECORDATION; AND THAT SAID MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

_____ _____
ROBERT N. MIM MACK DATE
L.S. NO. 5314
LICENSE EXPIRES 12/31/17

LICENSED LAND SURVEYOR
ROBERT N. MIM MACK
No.5314
EXP. 12/31/17
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT:

I DAVID G. LIU, CITY ENGINEER OF THE CITY OF DIAMOND BAR, STATE OF CALIFORNIA STATE THAT I HAVE EXAMINED THIS MAP, THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND SUBDIVISION ORDINANCES OF THE CITY OF DIAMOND BAR APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

_____
DAVID G. LIU R.C.E. 44053 DATE
CITY ENGINEER EXPIRATION DATE: 06/30/17
CITY OF DIAMOND BAR

CITY SURVEYOR'S STATEMENT:

REVIEWED FOR THE CITY OF DIAMOND BAR BY: DAVID EVANS AND ASSOCIATES, INC.

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT IT COMPLIES WITH ALL PROVISIONS OF STATE LAW APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT CERTIFIED BY THE CITY ENGINEER.

_____ _____
WILLIAM G. HOFF DATE
L.S. NO. 6685
LICENSE EXPIRES 06/30/18

TAX BOND CERTIFICATE:

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF $_____ HAS BEEN FILED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF TRACT NO. 54081 AS REQUIRED BY LAW.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY: _____ _____
DEPUTY DATE

TAX COLLECTOR'S CERTIFICATE:

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY: _____ _____
DEPUTY DATE

SIGNATURE OMISSIONS:

THE SIGNATURES OF THE PARTIES NAMED HEREINAFTER AS OWNERS OF THE INTEREST SET FORTH, MAY BE OMITTED UNDER PROVISIONS OF SECTION 66436, (a)3A(I–VIII) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT RECORDED IN BOOK 4744, PAGE 218, OF DEEDS.

CHICAGO TITLE INSURANCE COMPANY, HOLDER OF AN EASEMENT RECORDED IN BOOK 6206, PAGE 44, OF DEEDS.

SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, HOLDER OF AN EASEMENT RECORDED IN BOOK 12181, PAGE 222, OF OFFICIAL RECORDS.

W.D. SCOTT INVESTMENT COMPANY, A CORPORATION, AND OTHERS, HOLDER(S) OF AN EASEMENT RECORDED OCTOBER 3, 1950 IN BOOK 34464, PAGE 362, OF OFFICIAL RECORDS.

DIAMOND BAR WATER COMPANY, A CALIFORNIA CORPORATION, HOLDER OF AN EASEMENT RECORDED AUGUST 31, 1960 AS INSTRUMENT NO. 3278 OF OFFICIAL RECORDS.

TRANSAMERICA DEVELOPMENT COMPANY, A CALIFORNIA CORPORATION, HOLDER OF AN INTEREST IN, OR RIGHTS TO, MINERALS, WHICH MAY INCLUDE BUT WHICH MAY NOT BE LIMITED TO OIL, GAS, OR OTHER HYDROCARBON SUBSTANCES, AS RECORDED JANUARY 31, 1975, INSTRUMENT NO. 3952, OF OFFICIAL RECORDS.

COUNTY OF LOS ANGELES, HOLDER OF AN EASEMENT FOR STORM DRAIN PURPOSES AS DELINEATED ON THE MAP OF TRACT NO. 27577, IN BOOK 702, PAGES 22 TO 25 OF MAPS AND SHOWN ON PARCEL MAP NO. 7409, IN BOOK 74, PAGES 3 AND 4 OF PARCEL MAPS.

TRANSAMERICA MINERALS COMPANY, A CALIFORNIA CORPORATION, HOLDER OF AN INTEREST IN, OR RIGHTS TO, MINERALS, WHICH MAY INCLUDE BUT WHICH MAY NOT BE LIMITED TO OIL, GAS, OR OTHER HYDROCARBON SUBSTANCES, AS RECORDED AUGUST 30, 2002, INSTRUMENT NO. 02–2044357, OF OFFICIAL RECORDS.

NUMBERED LOTS: 16
LETTERED LOTS: 4
GROSS AREA: 12.877 AC

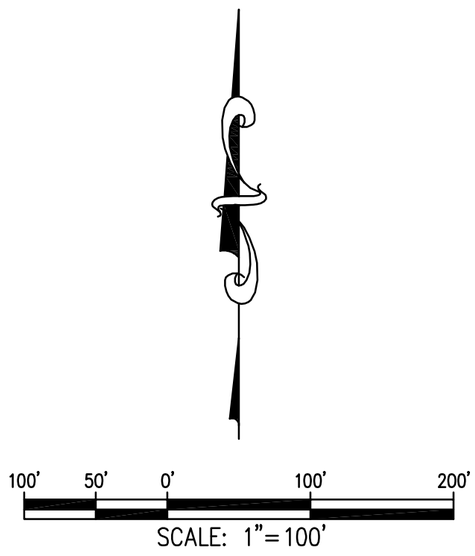
TRACT NO. 54081

IN THE CITY OF DIAMOND BAR, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

TTG ENGINEERS

ROBERT N. MIM MACK, L.S. 5314 DATE OF SURVEY: JUNE, 2016

BEING A SUBDIVISION OF PARCEL 4 OF PARCEL MAP NO. 7409, IN THE CITY OF DIAMOND BAR, AS PER MAP RECORDED IN BOOK 74, PAGES 3 TO 4, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE RECORDER OF LOS ANGELES COUNTY



MONUMENT NOTES:

- ● *INDICATES FOUND MONUMENT AS NOTED.*
- ○ *INDICATES 2" I.P. TAGGED L.S. 5314 OR LEAD, TACK & TAG L.S. 5314 IN CONCRETE OR 8" S&W STAMPED L.S. 5314 IN ASPHALT TO BE SET AT ALL TRACT BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.*

  1" I.P. FLUSH TAGGED L.S. 5314 OR LEAD, TACK & TAG L.S. 5314 IN CONCRETE OR 8" S&W STAMPED L.S. 5314 IN ASPHALT TO BE SET AT ALL LOT CORNERS WITHIN 24 MONTHS FROM THE FILING DATE OF THIS MAP, UNLESS OTHERWISE NOTED.

  8" S&W STAMPED L.S. 5314 OR LEAD, TACK & TAG L.S. 5314 OR 1" I.P. TAGGED L.S. 5314 IN MEDIAN TO BE SET AT ALL STREET CENTERLINE POINTS OF CONTROL, UNLESS OTHERWISE NOTED.

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CROOKED CREEK DRIVE AS SHOWN ON TRACT NO. 25989, M.B. 714/5–7, BEING N28°33'15"E.

RECORD DATA NOTES:

[ ] INDICATES RECORD DATA PER PARCEL MAP NO. 7409, PMB 74/3–4.

{ } INDICATES RECORD DATA PER TRACT NO. 25989. MB 714/5–7.

( ) INDICATES RECORD DATA AS NOTED.

R1 INDICATES RECORD DATA PER TRACT NO. 27577, MB 702/22–25.

R2 INDICATES RECORD DATA PER TRACT NO. 29053, MB 909/9–13.

M&R INDICATES DATA MEASURED AND RECORDED AS NOTED.

NOTES:

LOTS 1 THROUGH 16, INCLUSIVE, ARE FOR SINGLE FAMILY RESIDENTIAL PURPOSES.

LOTS "A" AND "B" ARE FOR PRIVATE STREET PURPOSES.

LOTS "C" AND "D" ARE PRIVATE OPEN SPACE LOTS.

EASEMENT NOTES: *(SEE SHEETS 3–4)*

- Ⓐ *INDICATES AN EASEMENT FOR WATER, SEWER, ACCESS, PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES DEDICATED TO THE CITY OF DIAMOND BAR HEREON.*
- Ⓑ *INDICATES AN EASEMENT FOR STORM DRAIN PURPOSES DEDICATED TO THE CITY OF DIAMOND BAR HEREON.*
- Ⓒ *INDICATES AN EASEMENT FOR LANDSCAPE MAINTENANCE RESERVED HEREON.*
- Ⓓ *INDICATES AN EASEMENT FOR STORM DRAIN PURPOSES TO THE COUNTY OF LOS ANGELES PER TRACT NO. 27577, MB 702/22–25.*

NUMBERED LOTS: 16
LETTERED LOTS: 4
GROSS AREA: 12.877 AC

TRACT NO. 54081

IN THE CITY OF DIAMOND BAR, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

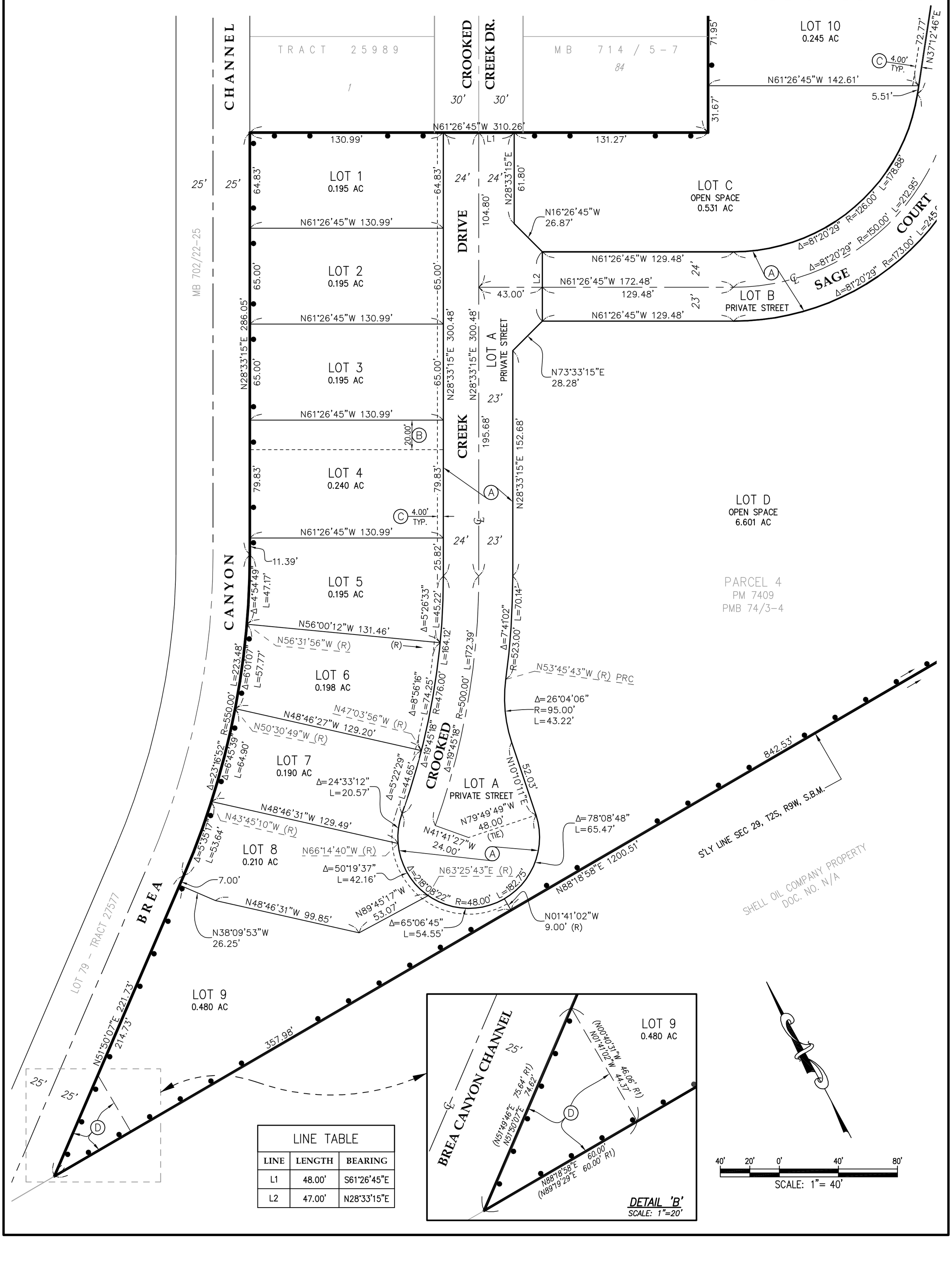
TTG ENGINEERS

ROBERT N. MIM MACK, L.S. 5314 DATE OF SURVEY: JUNE, 2016

NOTE:

SEE SHEET 2 FOR MONUMENT NOTES, BASIS OF BEARINGS AND EASEMENT NOTES.

SEE SHEET 4



LINE TABLE		
LINE	LENGTH	BEARING
L1	48.00'	S61°26'45"E
L2	47.00'	N28°33'15"E

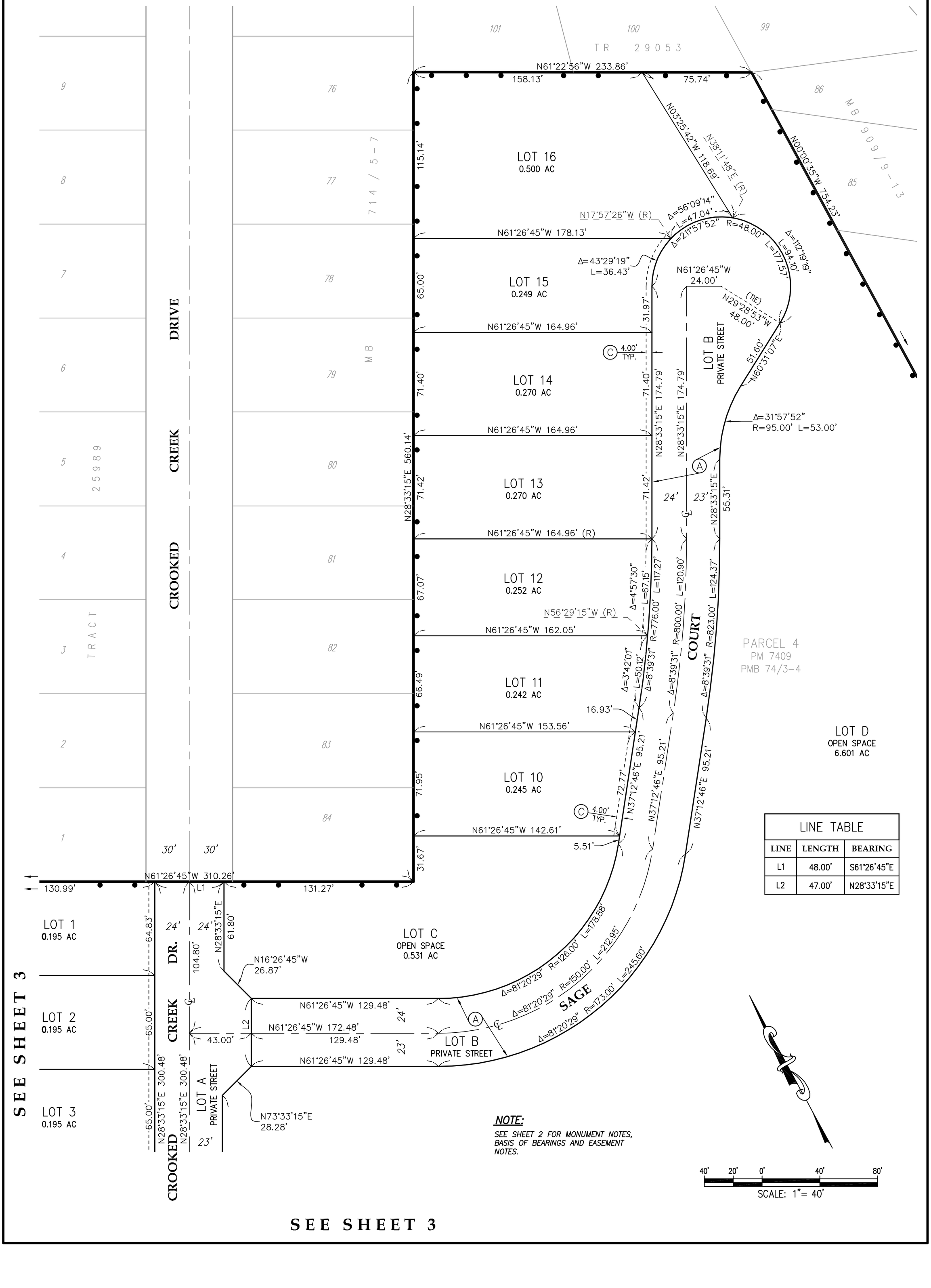
NUMBERED LOTS: 16
LETTERED LOTS: 4
GROSS AREA: 12.877 AC

TRACT NO. 54081

IN THE CITY OF DIAMOND BAR, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

TTG ENGINEERS

ROBERT N. MIM MACK, L.S. 5314 DATE OF SURVEY: JUNE, 2016



LINE TABLE		
LINE	LENGTH	BEARING
L1	48.00'	S61°26'45"E
L2	47.00'	N28°33'15"E

NOTE:

SEE SHEET 2 FOR MONUMENT NOTES, BASIS OF BEARINGS AND EASEMENT NOTES.

40' 20' 0' 40' 80'

SCALE: 1"= 40'

SEE SHEET 3

CITY COUNCIL RESOLUTION
RESOLUTION NO. 2007- 11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DIAMOND BAR APPROVING VESTING TENTATIVE MAP NO. 54081 AND ADOPTION OF MITIGATED NEGATIVE DECLARATION NO. 2006-03 (SCH #2006071129) AND MITIGATION REPORT AND MONITORING PROGRAM AS SET FORTH THEREIN FOR A 16 LOT RESIDENTIAL SUBDIVISION LOCATED AT THE SOUTHERN TERMINUS OF CROOKED CREEK DRIVE, DIAMOND BAR, CALIFORNIA.

A. RECITALS

1. The property owner/applicant, Daniel Singh, Jewel Ridge, LLC, has filed an application for approval of Vesting Tentative Tract Map No. 54081 and adoption of Mitigated Negative Declaration No. 2006-03 (SCH #2006071129) and Mitigation Report and Monitoring Program, as described in the title of this Resolution. Hereinafter in this Resolution, the subject Map, Mitigated Negative Declaration and Mitigation Monitoring Program shall be referred to as the "Application."

2. On January 30, 2007, public hearing notices were mailed to approximately 209 property owners of record within a 1,000-foot radius of the project site. In accordance with Public Resource Code, Section 21092.5, on January 30, 2007, agencies that responded to the project's Mitigated Negative Declaration were notified in writing of the February 20, 2007, City Council public hearing. On January 30, 2007, public hearing notices were posted in three public places within the City of Diamond Bar and the project site was posted with a display board. On February 1, 2007, notification of the public hearing for this project was provided in the San Gabriel Valley Tribune and Inland Valley Daily Bulletin newspapers.

3. On February 20, 2007, the City Council of the City of Diamond Bar conducted a duly noticed public hearing and concluded the public hearing on the Application.

B. RESOLUTION

NOW, THEREFORE, it is found, determined and resolved by the City Council of the City of Diamond Bar as follows:

1. This City Council hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. The City Council hereby finds that the project identified above in this Resolution required a Mitigated Negative Declaration (MND). MND No. 2006-03 (SCH # 2006071129) has been prepared according to the requirements of the California Environmental Quality Act (CEQA) and guidelines promulgated thereunder. The 30 day public review period for the MND began July 28, 2006, and ended August 28, 2006. Furthermore, the City Council has reviewed the MND and related documents in reference to the Application.

3. The City Council hereby specifically finds and determines that, having considered the record as a whole, including the findings set forth below, and changes and alterations which have been incorporated into and conditioned upon the proposed project set forth in the application, there is no evidence before this City Council that the project proposed herein will have the potential of an adverse effect on wild life resources or the habitat upon which the wildlife depends. Based upon substantial evidence, this City Council hereby rebuts the presumption of adverse effects contained in Section 753.5 (d) of Title 14 of the California Code of Regulations.

4. Based on the findings and conclusions set forth herein, the City Council hereby finds and determines that changes and alterations have been required in or incorporated into and conditioned upon the project specified in the application, which mitigate or avoid significant adverse environmental impacts identified in MND No. 2006-03 (SCH #2006071129.)

5. The City Council hereby adopts MND No. 2006-03 (SCH #2006071129) and Mitigation Report and Monitoring Program attached herein as Exhibit "B" and hereby incorporated by reference.

6. Based on the findings and conclusions set forth herein, this City Council hereby finds as follows:

   (a) The project relates to vacant land located at the southern terminus of Crooked Creek Drive, east of the SR-57 Freeway, Brea Canyon Road and Brea Canyon flood control channel and north of the City's southern boundary. It is an irregular shaped hillside parcel of approximately 12.9 acres, sloping down to the south and west and sloping up to the east.

   (b) The project site has a General Plan land use designation of Low Density Residential (RL) Maximum 3 DU/AC.

   (c) The project site is within the Single Family Residence-Minimum Lot Size 10,000 Square Feet (R-1-10,000) Zone. However, Zone Change No.2006-02 within City Council Ordinance No. XX (2007) approves the zone change from R-1-10,000 to Low Density Residential (RL) Planned Development (PD) Overlay for General Plan compliance.

(d) Generally the following zones and uses surround the project site: to the north and east is the R-1-9,000 zone and residences; to the west is the R-1-7,500 zone and residences, flood control channel and SR-57; and to the south is the A-2-1 zone and vacant land.

(e) The Application request includes the following: a 16 lot residential subdivision on 12.9 acres; Mitigated Negative Declaration and Mitigation Report and Monitoring Program; a zone change from R-1-10,000 to RL/PD; grading and development in a hillside area; retaining walls adjacent to the street that exceed the allowable exposed height; and the removal and replacement of oak and walnut trees.

Tentative Map Findings Pursuant to Subdivision Code Section 21.20 the City Council has made the following required findings:

(f) The General Plan land use designation for the project site is Low Density Residential/Maximum 3 Du/Ac (RL). The General Plan describes this designation as a residential land use category for detached single-family residences with a maximum density allowed for new subdivisions as three dwelling unit per acre or less. The proposed map is a 16 lot subdivision with a gross density of 0.81 dwelling units per acre, which is consistent with the General Plan. Additionally, the proposed map, as designed, with the incorporation of landform grading, the extension of Crooked Creek Drive (referred to as Street "A" on the map), revegetation of slopes, and installation of sewers and drainage facilities is in accordance with the Objectives and Strategies of the General Plan. Furthermore, the proposed land use represents an extension of the existing development pattern in the project area and the subject property could be characterized as an "infill" site. As a result, VTTM 54081 is consistent with the General Plan including its design and improvements.

(g) The project site is approximately 12.9 gross acres. VTTM 54081 proposes to subdivide 12.9 gross acres into 16 residential lots for the development of 16 detached single-family residences with two streets and four open space lot for revegetation. As such, the proposed gross density is 0.81 dwelling units per acre. In accordance to the General Plan, it is possible to subdivide the project site into approximately 30 lots with two streets. However, a lower density is proposed in order to preserve the open space identified on the as Lot "C". Additionally, the MND prepared for this project reviewed the suitability of the project site, circulation, grading, aesthetics, land use, etc. The MND concluded that the proposed map would not have a significant effect on the environment and with the incorporation of mitigation measures.

Therefore, the project site is physically suitable for the proposed type of development and density,

(h) The MND for this project analyzed whether or not the proposed map would cause substantial environmental damage or injure fish or wildlife or their habitat. The MND concluded that with the implementation of mitigation measures as prescribed in the Mitigation Report and Monitoring Program summarized as follows, it is anticipated that the proposed map's impacts would be reduced to a level "less than significant" and the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or injure fish or wildlife or their habitat.

1. Aesthetics.

According to the MND, the environmental issue related to Aesthetics has the potential to be significant unless mitigated to a level of less than significant. The proposed series of retaining walls located along or near rear property lines may partially impede existing views. In order to mitigate the view of the retaining walls, landscaping with irrigation will be used within the wall cells and planter areas between and in front of all retaining walls.

2. Air Quality.

Environmental issues related to Air Quality affected by dust and particulate matter may be potentially significant during grading and construction. The applicant is required to: water all exposed surfaces three times daily; limit off-road trucks to no more than 15 mph; use soil stabilizers; replace ground cover in disturbed area as quickly as feasible; and cover all stockpiles. Additionally, all exterior point for on-site residential units will conform to specific specification that will reduce volatile organic compounds (VOC).

3. Transportation/Traffic.

The project entry will be a "traffic roundabout". According to the MND, roundabouts are a traffic calming device that reduces speed. However due to the intersecting of Streets "A" and "B" at the roundabout, a conflict point for vehicles, bicycles, or pedestrians may occur. As a result, the final design, development plans, and geometrics of all on-site streets shall be approved by the City Engineer and comply with the City's street standards.

4. Hazards/Hazardous Materials.

Project site is located directly adjacent to a "Very High Fire Hazard Zone". As a result, the applicant is required to prepare and submit a fuel modification plan to the City and Fire Department for approval and comply with all fire codes. Additionally, the applicant is required to prepare a construction fire prevention and control plan outlining all activities that will occur during construction, access through the project site and fire safety and suppression for approval by the Fire Department and City.

5. Biological Resources.

A biological assessment acknowledges that walnut and oak woodlands and California black walnut and oak trees exist at the project site. In recognition of a potentially significant impact to biological resources, mitigation measures that will reduce the impacts to significantly less are as follows: replacement of oak and walnut trees at a 3:1 ratio on-site and off-site locations and oak and walnut woodlands with a five year monitoring plan funded by the applicant; on-site grading activities must occur prior to April 2007, or a new biological survey must be conducted to reassess the presence or absence of protected biological resources; information regarding biological resource must be in the covenant, conditions and restrictions (CC&R's); landscape plans for all common areas shall incorporate replacement species, native drought-tolerant, non-invasive plant species and weed prevention and control; and all construction and material staging activities must be confined within the project boundaries

(i) The MDN analyzed impacts related to the design of the subdivision and improvements related to the project. Mitigation measures related to air quality, hazards and hazardous materials and traffic will be incorporated into the proposed map. Mitigation measures are summarized for these environmental issues and discussed above in Item (h). Additionally, the project will be required to comply with the following: manufactured slopes will be designed at a slope ratio of no steeper 2:1; Uniform Building Code compliance will be required; all grading will be performed under the observation of a registered geotechnical engineer; comply with all Los Angeles County Fire Department code will be required; all property owners will be provided with a disclosure statement identifying the responsibility of maintaining the fuel modification zones as defined in the approved Fuel Modification Plan. As a result, the proposed project's design or type of

improvements is not likely to cause serious public health or safety problems.

(j) The proposed project also consists of relocating an existing recreational trail pursuant to the City's Trails Master Plan. Additionally, the Trails Master Plan identifies a potential "Class A" trail head in proximity to the project site. The proposed on-site trail head and pedestrian trail easement is identified on the map. The applicant will be required to dedicate to the City an irrevocable easement of 20 feet for the pedestrian trail. The easement will be located on the east side of Street "A" and adjacent to the southern boundary of the map. At the entrance of the tract in Lot "A", a sign/kiosk will be installed identifying the trail. Improvements for the trail are set forth as conditions of the project. Therefore, the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large for access through or use of, property within the proposed subdivision.

(k) According to the MND prepared for this project, environmental issues related to hydrology and water quality are "less than significant" and discharge sewerage would not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.

(l) A geotechnical report was prepared for this project and reviewed by the City. The report was approved with conditions that are incorporated into the project design. Additionally, the MND prepared for this project indicates that with the implementation of these conditions in combination with applicable Municipal Code and UBC requirements and appropriate engineering practices will ensure impacts related to geology will be "less than significant".

(m) The proposed subdivision is consistent with the General Plan land use designation of Low Density Residential (RL). It will be graded in compliance with the City's applicable hillside management and development standards. The physical size and design of the proposed subdivision will allow for compliance with the City's Development Code standards for the construction of detached single family residences. The proposed map is in compliance with the Subdivision Map Act and is consistent with the City's Subdivision Ordinance-Title 21.

7. Based on the findings and conclusions set forth above, the City Council hereby adopts Mitigated Negative Declaration No. 2006-03 and Mitigation Report and Monitoring Program (SCH # 2006071129) and approves VTTM 54081 subject to the following conditions and Standard Conditions attached and referenced herein:

a. GENERAL

1. This approval shall be null and void and of no effect unless the Mitigated Negative Declaration No. 2006-03 (SCH # 2006071129) and Mitigation Report and Monitoring Program is adopted and VTTM No. 54081, Zone Change No. 2006-02, Planned Development Overlay, Conditional Use Permit No. 2002-13, Variance No. 2006-02 and Tree Permit No. 2002-13 are approved. This approval is valid for three years. Two extensions of time, one year each, may be approved in accordance to Development Code Section 22.66.

b. SITE DEVELOPMENT

1. A trail is located within the project site. Prior to final map approval, applicant shall dedicate to the City an irrevocable easement of 20 feet adjacent to the southern boundary of the map and 10 feet on the east side of Street "A" for the pedestrian trail. Easement shall be identified on the map.

2. Prior to final map approval, applicant shall submit a detail plan indicating a trail width of 10 feet that is ADA accessible with a three foot wide planter in front of the wall adjacent to the trail. The detail plan shall also delineate the following: trail surface of decomposed granite; trail head located at the end of Street "A" and adjacent to the southern boundary of the map; seating/bench; trash container; shade; and sign/kiosk at the entrance of the tract within Lot A. Prior to final map approval, the detail plan of the trail shall be reviewed and approved by the Community Development Director. Improvements to Lot "A" shall be completed prior to final inspection and issuance of the Certificate of Occupancy of the first house.

3. Prior to final map approval, applicant shall design the 20 foot trail adjacent to the southern boundary of the map for review and approval of the Community Development Director. To insure the development of this section of the trail, the applicant shall submit a bond or cash deposit to the City for the estimated development cost of this section of the trail. The bond or cash deposit shall remain with the City until such time as this section of the trail is developed or the easement is vacated.

4. Because of the trail head location, Lots 8 and 9 shall be designed with a common driveway. Prior to final map approval, applicant shall submit a detail plan delineating the

common driveway to be reviewed and approved by the Community Development Director.

5. Retaining walls shall not exceed a maximum exposed height of six feet. Retaining walls located on the east side of Street "A" and adjacent to the pedestrian trail easement shall not exceed an exposed height of 10 feet.

6. Walls with an exposed height of 10 feet shall be constructed by using a geo-grid lock and load retaining wall system in earth tone color. Irrigation shall be incorporated into the retaining wall system with pockets in the wall for plant material. All other retaining walls shall be constructed from split face block with caps of the same material. Plant material shall be the kind that cascades down the wall. Prior to final map, applicant shall provide a retaining wall plan delineating the irrigation and species, quantity and size of all plant material within the wall system. For the planter areas between and in front of the walls, trees shall be a minimum 15 gallon size and planted eight feet on center. Shrubs shall be a minimum size of five gallons and planted three feet on center. Appropriate vines shall be planted between the shrubs to cover the walls. All landscaping and irrigation plans shall be reviewed and approved by the Community Development Director.

7. Prior to final map approval, applicant shall submit a detail plan that includes landscaping/irrigation for the circle entry into the project. Prior to final map approval, the detail plan shall be reviewed and approved by the Community Development Director.

8. All open space lots/common lots (Lots "A", "B", "C" and "D") shall remain as open space/common lots and shall be identified on the final map as such granting the City the right to prohibit the erection of structures and including any construction activities on any said lot.

9. This project shall comply with the adopted Mitigation Monitoring Program.

10. Uses permitted in the RL zoning district as listed in the Development Code shall be the only uses allowed in the RL-PD zoning designation for the project site.

11. Oak and walnut trees removed shall be replaced at a 3:1 ration. Dead or dying oak and walnut trees removed shall be replaced at a 1:1 ratio

12. Prior to final map, the applicant shall provide a revised landscape plan for the Planning Division review and approval that shows trees, shrubs and vines in the planter areas between the retaining walls which are adjacent to the property lines of the homes on Crooked Creek Drive and Brea Canyon Flood Control Channel shall . The landscape plan shall show the following: ornamental evergreen trees at 24, 36 and 48 inch box sizes, planted 12 feet on center with 50 percent at 24 inch box, 25 percent at 36 inch box and 25 percent at 48 inch box; shrubs in 5 and 10 gallon sizes, planted 3 feet on center with 75 percent at 5 gallon size and 25 percent at 10 gallon size; and vines in 5 gallon size planted 5 feet on center.

13. Prior to issuance of any construction permits or grubbing of the site, whichever comes first, the applicant shall submit a construction traffic safety mitigation plan that addresses such items as, but not limited to: lane closures, truck routes, traffic control measures for the construction area, street cleaning, etc., for the City's review and approval

c. PUBLIC WORK/ENGINEERING DEPARTMENT

1. Prior to final map approval and in conjunction with the grading plan, applicant shall submit a detailed plan showing the location, planned depth and design of the recommended caisson/tiebacks along with structural calculations supporting their design with geotechnical input from the geotechnical consultant. The submittal shall be approved by the Public Works/Engineering Department and Building and Safety Division prior to final map.

2. Prior to final map approval, applicant shall submit to the Public Works/Engineering Department the design of the geogrid-stablized slope prepared by a qualified licensed engineer using the parameters provided. The design shall be prepared by an engineer familiar with geogrid slope design and shall be reviewed and wet stamped by the developer's geotechnical consultant. The design and supporting calculations shall be submitted to the Public Works/Engineering Department and Building and Safety Division for approval prior to final map.

d. BUILDING AND SAFETY DIVISION

1. Prior to final map approval, applicant shall submit to the Building and Safety Division the design of all retaining walls for review and approval concurrently with the grading plan check.

e. LOS ANGELES COUNTY FIRE PREVENTION

1. Access shall comply with Section 902 of the Fire Code, which requires all weather access. All weather access my require paving.

2. Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.

3. Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over150 feet in length.

4. Private driveways shall be indicated on the final map as "Private Driveway and Fire Lane" with the widths clearly depicted and shall be maintained in accordance with the Fire Code.

5. The property is located within the area described by the Fire Department a "Very High Fire Hazard Severity Zone". A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact Fuel Modification Unit, Fire Station #32, 605 N. Angelino Avenue, Azusa, CA 91702-2904, Phone (626-969-5205, for details.)

6. Applicant shall provide Fire Department or City approved street signs and building access numbers prior to occupancy.

7. Applicant shall provide water mains, fire hydrants and fire flows as required by the County of Los Angeles Fire Department, for all land shown on map which shall be recorded.

8. Fire hydrant shall conform to the following requirements:

   (a.) Install three public fire hydrants;
   (b.) Upgrade/verify one existing public fire hydrant;
   (c.) Measure 6" x 4" x 2½" brass or bronze, conforming to current AWWA standards C503 or approved equal;
   (d.) On site hydrants shall be installed a minimum of 25 feet form a structure or protected by two hour fire wall'

9. The required fire flow for public fire hydrants at this location shall be 1250 gallons per minute at 20 psi for duration of two hours, over and above maximum daily domestic demand. One hydrant flowing simultaneously, may be used to achieve the required fire flow

The City Council shall:

(a) Certify to the adoption of this Resolution; and

(b) Forthwith transmit a certified copy of this Resolution, by certified mail, to: Daniel Singh, Jewel Ridge Estates, LLC, 10365 W. Jefferson Blvd., Culver City, CA 90232

APPROVED AND ADOPTED THIS 20TH DAY OF FEBRUARY 2007, BY THE CITY COUNCIL OF THE CITY OF DIAMOND BAR.

BY: _____
Steve Tye, Mayor

I, Tommye Cribbins, City Clerk, do hereby certify that the foregoing Resolution was duly introduced and adopted by the City Council of the City of Diamond Bar, at a regular meeting held on the 20th day of February 2007, by the following vote:

AYES: Council Members: **Herrera, MPT/Tanaka, M/Tye**

NOES: Council Members: **Chang**

ABSENT: Council Members: **None**

ABSTAIN: Council Members: **None**

_____
Tommye Cribbins, City Clerk
City of Diamond Bar

COMMUNITY DEVELOPMENT

DEPARTMENT

STANDARD CONDITIONS

USE PERMITS, COMMERCIAL AND RESIDENTIAL NEW AND REMODELED STRUCTURES

PROJECT #: VTTM No. 54081, MND No. 2006-03, ZC No. 2006-02/Planned Development Overlay, CUP No. 2002-18, VAR No. 2002-02 and TP No. 2002-13

SUBJECT: Sixteen lot residential subdivision

APLICANT: Daniel Singh, Jewel Ridge, LLC

LOCATION: Southern Terminus of Crooked Creek Drive

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT.

APPLICANT SHALL CONTACT THE PLANNING DIVISION AT (909) 839-7030, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

A. GENERAL REQUIREMENTS

1. In accordance with Government Code Section 66474.9(b) (1), the applicant shall defend, indemnify, and hold harmless the City, and its officers, agents and employees, from any claim, action, or proceeding to attack, set-aside, void or annul, the approval of Vesting Tentative Tract No. 54081 brought within the time period provided by Government Code Section 66499.37. In the event the city and/or its officers, agents and employees are made a party of any such action:

   (a) Applicant shall provide a defense to the City defendants or at the City's option reimburse the City its costs of defense, including reasonable attorneys fees, incurred in defense of such claims.

(b) Applicant shall promptly pay any final judgment rendered against the City descendents. The City shall promptly notify the applicant of any claim, action of proceeding, and shall cooperate fully in the defense thereof.

2. Applicant shall include signed copies of the Planning Commission Resolution of Approval Nos. 2007-01, 2007-02, 2007-03, Standard Conditions, and all environmental mitigations shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.

3. Revised plans (such as but not limited to site plan, elevations, landscape/irrigation plan, grading plan, etc.,) incorporating all Conditions of Approval shall be submitted for Planning Division review and approval prior to the plan check.

4. Notwithstanding any previous subsection of the resolution, the Department of Fish and Game requires payment of the fee pursuant to Section 711.4 of that Fish and Game Code. Said payment shall be made by the applicant to the city within five days of this approval.

5. The project site shall be maintained and operated in full compliance with the conditions of approval and all laws, or other applicable regulations.

6. Approval of this request shall not waive compliance with all sections of the Development Code, all other applicable City Ordinances, and any applicable Specific Plan in effect at the time of building permit issuance.

7. All site, grading, landscape, irrigation, and street improvement plans shall be coordinated for consistency prior to issuance of any permits (such as grading, tree removal, encroachment, building, etc.) or prior to final map approval in the case of a custom lot subdivision, or approved use has commenced, whichever comes first.

8. Prior to any use of the project site or business activity being commenced thereon, all conditions of approval shall be completed.

B. FEES/DEPOSITS

1. Applicant shall pay development fees (including but not limited to Planning, Building and Safety Divisions, Public Works/Engineering Department and Mitigation Monitoring) at the established rates, prior to final map approval, issuance of building or grading permit (whichever comes first), as required by the City. School fees shall be paid prior to the issuance of building permit.

In addition, the applicant shall pay all remaining prorated City project review and processing fees prior to the map's recordation or issuance of building permit, whichever come first.

2. Prior to final map approval, the applicant shall pay a fee to the City in-lieu of dedication for parkland pursuant to Subdivision Ordinance Chapter 21.32.

3. Prior to any public hearing or final map approval, all deposit accounts for the processing of this project shall have no deficits.

4. Notwithstanding any previous subsection of the resolution, the Department of Fish and Game required payment of the fee pursuant to Section 711.4 of that Fish and Game Code. Said payment shall be made by the applicant to the city within five days of this grant's approval.

C. TIME LIMITS

1. This approval shall not be effective for any purpose until the applicant and owner of the property involved have filed within 15 days of approval of this map, at the City of Diamond Bar Community Development Department/ Planning Division an Affidavit of Acceptance stating that they are aware of and agree to accept all the conditions of this approval.

2. In accordance with the Subdivision Map Act, Section 66463.5, VTTM No. 54081 is valid for three years. An extension of time may be requested in writing and shall only be considered if submitted to the city no less than 60 days prior to the approval's expiration date. Final map approval will not be granted unless the map is in substantial compliance with VTTM No. 54081 including all conditions and the applicant has entered into a subdivision improvement agreement to the satisfaction of the City Attorney.

D. SITE DEVELOPMENT

1. The project site shall be developed in substantial conformance with VTTM No. 54081 except as conditions herein, and as conditioned in Conditional Use Permit No. 2002-13, Variance No. 2006-02 and Tree Permit No. 2002-13 submitted to and recommended approval by the Planning Commission to the City Council collectively referenced herein as Exhibit "A" - the subdivision map, Exhibit "B" – Mitigated Negative Declaration No. 2006-03 and Mitigation Report and Monitoring Program dated July 2006, as modified herein.

2. The Mitigation Monitoring Program outlined in Mitigated Negative Declaration No. 2006-03 (SCH # 2006071129) and approved by the City shall be implemented and complied with rigorously. The mitigation monitoring fees shall be deposited with the City 90 days prior to the issuance of a grading

permit. All costs related to the ongoing monitoring shall be secured from the applicant and received by the City prior to the approval of the final map.

3. Proposed future custom single-family residential units shall comply with the City's Development Review process.

4. A Home Owner's Association (HOA) shall be formed. The HOA shall have Conditions and Restrictions (CC&R's) and Articles of Incorporation of the HOA are subject to the approval of Planning Division and Public Works/Engineering Department and the City Attorney. The CC&R's shall be recorded concurrently with the final map or prior to the issuance of any City permits, which ever occurs first. A recorded copy shall be provided to the City Engineer. The HOA shall submit to the Planning Division a list of the names and addresses of the officers on or before January 1 of each and every year and whenever said information changes.

5. Prior to the final map recordation or issuance of building permit, whichever come first, the application shall provide the City with a "Buyer's Awareness Package." for the City's review and approval. The "Buyer's Awareness Package" shall include, but is not limited to, information pertaining to geological issues regarding the property, wildlife corridors, oak and walnut trees, natural vegetation preservation issues, maintenance program for urban pollutant basins, fuel modification, all mitigation measures within the Mitigation Report and Monitoring Program and Exhibit "A" which delineates each lot's building envelope, explanatory information pertaining to restrictions on the use of properties as necessary, and similar related matters. The applicant shall give each buyer a copy of the "Buyer's Awareness Package" and shall document their receipt of the same in the escrow instructions of each lot and document their receipt to the City.

6. Applicant, through the "Buyer's Awareness Program" shall segregate green waste for reuse as specified under the City's Source Reduction Recycling Element, and County Sanitation District's waste division policies.

7. All single-family residential units shall be required to obtain Development Review approval. Additionally, single-family residential dwelling units shall use the following development standards:

   a. Front yard setback minimum 20 feet from front property line;
   b. Side yard setbacks minimum five and 10 feet from the from the edge of the buildable pad or side property lines, whichever is applicable;
   c. Distance between single-family residential dwelling units shall be a minimum 15 feet;
   d. Rear yard setback 20 feet from the edge of the buildable pad or rear property line, whichever is applicable; and

e. Accessory structures shall utilize setback distances from the edge of pad or property line whichever is applicable and be consistent with the RL/PD zoning district at the time of permit issuance.

8. All ground-mounted utility appurtenances such as transformers, air conditioning condensers, etc., shall be located out of public view and adequately screened through the use of a combination of concrete or masonry walls, berms, and/or landscaping to the satisfaction of the Planning Division.

9. Prior to final map approval or issuance of building permit, whichever come first, street names shall be submitted for City review and approval. Street names shall not duplicate existing streets within the City of Diamond Bar's postal service zip code areas.

10. House numbering plans shall be submitted to and approved by the City prior to issuance of building permits. All building numbers and individual units shall be identified in a clear and concise manner, including proper illumination. House numbering plans shall be submitted to and approved by the City Engineer prior to issuance of building permits.

11. All lighting fixtures adjacent to interior property lines shall be approved by the Planning Division as to type, orientation and height.

12. A detailed on-site lighting plan, including a photometric diagram, shall be reviewed and approved by the Planning Division prior to the issuance of building permits. Such plan shall indicate style, illumination, location, height, and method of shielding so as not to adversely affect adjacent properties.

E. LANDSCAPE, PRESERVED AND PROTECTED TREES

1. Prior to final map approval, a detailed landscape/irrigation plans shall be prepared by a licensed landscape architect and submitted to the Planning Division for review and approval prior to issuance of building permits and recordation of the map, which ever occurs first.

2. Prior to final map approval, a fuel modification plan for landscape/irrigation prepared by a registered landscape architect shall be submitted for Planning Division review and approval.

3. Prior to the issuance of a grading permit or the initiation of any activity that involves the removal/disturbance of oak and walnut woodland habitat; the applicant shall develop a detail oak and walnut woodland mitigation plan in accordance with the Mitigated Negative Declaration's Mitigation Report and Program and submit the plan to the City for review and approval. Mitigation shall include offsite preservation and or restoration at no less than 1:1 acreage ratio. The native trees protected under the City's tree preservation

and protection standards require a minimum replacement ratio of 3:1. It is estimated that a total of 269 trees will be removed. However, 197 are oak and walnut trees have deteriorated to the point of dying or are dead. The remaining 72 trees (43 oak and 29 walnuts) are considered healthy and will be removed due to the project's development. Any off-site mitigation shall be in accordance with the requirements and approval of the California Department of Fish and Game. If in-lieu fees are used for a part of or all mitigation, this mitigation method shall also be in accordance with the requirements and approval of the California Department of Fish and Game and the City of Diamond Bar.

4. Prior to the issuance of any permits, the applicant shall submit revegetation landscape and irrigation plans for slopes within the project site for Planning Division review and approval. Said slope shall be landscaped at the completion of grading activities. All slope planting, irrigation and revegetation areas shall be continuously maintained in a healthy and thriving condition by the developer until each individual unit/lot is sold and occupied by the buyer. Prior to releasing occupancy for the unit/lot, an inspection shall be conducted by the Planning Division to determine that the vegetation is in satisfactory condition.

F. SOLID WASTE

1. The site shall be maintained in a condition, which is free of debris both during and after the construction, addition, or implementation of the entitlement granted herein. The removal of all trash, debris, and refuse, whether during or subsequent to construction shall be done only by the property owner, applicant or by a duly permitted waste contractor, who has been authorized by the City to provide collection, transportation, and disposal of solid waste from residential, commercial, construction, and industrial areas within the City. It shall be the applicant's obligation to insure that the waste contractor utilized has obtained permits from the City of Diamond Bar to provide such services.

2. Mandatory solid waste disposal services shall be provided by the City franchised waste hauler to all parcels/lots or uses affected by approval of this project.

3. If no centralized trash receptacles are provided, all trash pick-ups shall be for individual units with all receptacles shielded from public view.

APPLICANT SHALL CONTACT THE PUBLIC WORKS/ENGINEERING DEPARTMENT, (909) 839-7040, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

A. GENERAL

1. A detailed plan indicating trail widths, maximum slopes, physical conditions, fencing, and weed control, in accordance with City Master Trail drawings, shall be submitted for review and approval prior to approval and recordation of the Final Tract Map and prior to approval of street improvement and grading plans. Developer shall upgrade and construct all trails, including fencing and drainage devices, in conjunction with street improvements.

2. A title report/guarantee showing all fee owners, interest holders, and nature of interest shall be submitted for final map plan check. An updated title report/guarantee and subdivision guarantee shall be submitted ten (10) business days prior to final map approval.

3. A permit from the Los Angeles County Public Works Department shall be required for work within its right-of-way or connection to its facilities.

4. Any existing easement for open space, utilities, riding and hiking trials shall be relocated and/or grading performed, as necessary, to provide, for the portion within the project site, practical access for the intended use.

5. Prior to final map approval, written certification that all utility services and any other service related to the site shall be available to serve the proposed project and shall be submitted to the City. Such letters shall be issued by the district, utility and cable television company, within ninety (90) days prior to final map approval.

6. Prior to final map approval, applicant shall submit to the City Engineer the detail cost estimates for bonding purposes of all public improvements.

7. Prior to final map approval, if any public or private improvements required as part of this map have not been completed by applicant and accepted by the City, applicant shall enter into a subdivision agreement with the City and shall post the appropriate security.

8. Prior to final map approval all site grading, landscaping, irrigation, street, sewer and storm drain improvement plans shall be approved by the City Engineer, surety shall be posted, and an agreement executed guaranteeing completion of all public and private improvements.

9. Prior to issuance of grading permits, surety shall be posted and an agreement executed guaranteeing completion of all drainage facilities necessary for dewatering all parcels to the satisfaction of the City Engineer.

10. Any details or notes which may be inconsistent with requirement or ordinances, general conditions or approval, or City policies shall be specifically approved in other conditions or ordinance requirements are modified to those shown on the tentative parcel map upon approval by the Advisory agency.

11. All identified geologic hazards within the vesting tentative tract map boundaries which cannot be eliminated as approved by the City Engineer shall be indicated on the final map as "Restricted Use Area" subject to geologic hazard. The applicant shall dedicate to the City the right to prohibit the erection of buildings or other structures within such restricted use areas shown on the final map.

12. Easements for disposal of drainage water onto or over adjacent parcels shall be delineated and shown on the final map, as approved by the City Engineer.

13. Prior to finalization of any development phase, sufficient street, sewer, and drainage improvements shall be completed beyond the phase boundaries to assure secondary access, proper outfall for sewers and drainage protection to the satisfaction of the City Engineer. Phase boundaries shall correspond to lot lines shown on the final map.

14. Prior to any work performed in the street right-of-way, fees shall be paid and a construction permit shall be obtained from the Public Works Department in addition to any other permits required.

15. Applicant shall label and delineate on the final map any private drives or fire lanes to the satisfaction of the City Engineer.

16. Easements, satisfactory to the City Engineer and the utility companies, for public utility and public services purposes shall be offered and shown on the final map for dedication to the City.

17. After the final map records, applicant shall submit to the Public Works/Engineering Department, at no cost to the City, a full size reproducible copy of the recorded map. Final approval of the public improvements shall not be given until the copy of the recorded map is received by the Public Works/Engineering Department.

18. Prior to occupancy, the applicant shall provide to the City as built mylars, stamped by appropriate individuals certifying the plan for all improvements at no cost to the City.

19. Applicant shall contribute funds to a separate engineering trust deposit against which charges can be made by the City or its representatives for services rendered. Charges shall be on an hourly basis and shall include any City administrative costs.

20. Applicant shall provide digitized information in a format defined by the City for all related plans, at no cost to the City.

21. All activities/improvements proposed for this VTTM No. 54081 shall be wholly contained within the boundaries of the map. Should any off-site activities/improvements be required, approval shall be obtained from the affected property owner and the City as required by the City Engineer.

B. GRADING

1. No grading or any staging or construction shall be performed prior to final map approval by the City Council and map recordation. All pertinent improvement plans shall be approved by the City Engineer prior to final map approval by the City Council.

2. Retaining wall location shall be shown on the grading plan and submitted with a soils report to the Public Works/Engineering Department for review and approval concurrently with the grading plan check.

3. Exterior grading and construction activities and the transportation of equipment and materials and operation of heavy grading equipment shall be limited to between the hours of 7:00 a.m. and 5:00 p.m., Monday through Saturday. Dust generated by grading and construction activities shall be reduced by watering the soil prior to and during the activities and in accordance with South Coast Air Quality Management District Rule 402 and Rule 403. Reclaimed water shall be utilized whenever possible. Additionally, all construction equipment shall be properly muffled to reduce noise levels.

4. All equipment staging areas shall be located on the project site. Staging area, including material stockpile and equipment storage area, shall be enclosed within a 6 foot-high chain link fence. All access points in the defense shall be locked whenever the construction site is not supervised.

5. Precise grading plans for each lot shall be submitted to the Community Development Department/Planning Division for approval prior to issuance of building permits. (This may be on an incremental or composite basis).

6. Grading of the subject property shall be in accordance with the California Building Code, City Grading Ordinance, Hillside Management Ordinance and acceptable grading practices.

7. The maximum grade of driveways serving building pad areas shall be 15 percent. In hillside areas driveway grades exceeding 10 percent shall have parking landings with a minimum 16 feet deep and shall not exceed five (5) percent grade or as required by the City Engineer. Driveways with a slope of 15 percent shall incorporate grooves for traction into the construction as required by the City Engineer.

8. At the time of submittal of the 40-scale grading plan for plan check, a detailed soils and geology report shall be submitted to the City Engineer for approval. Said report shall be prepared by a qualified engineer and/or geologist licensed by the State of California. Prior to the issuance of a grading permit, the report shall address, but not be limited to the following:

   a. Stability analyses of daylight shear keys with a 1:1 projection from daylight to slide plane; a projection plane shall have a safety factor of 1.5.

   b. All soils and geotechnical constraints (i.e., landslides, shear key locations, etc.,) shall be delineated in detail with respect to proposed building envelopes. Restricted use areas and structural setbacks shall be considered and delineated prior to recordation of the final map.

   c. Soil remediation measures shall be designed for a "worst case" geologic interpretation subject to verification in the field during grading.

   d. The extent of any remedial grading into natural areas shall be clearly defined on the grading plans.

   e. Areas of potential for debris flow shall be defined and proper remedial measures implemented as approved by the City Engineer.

   f. Gross stability of all fill slopes shall be analyzed as part of geotechnical report, including remedial fill that replaces natural slope.

   g. Stability of all proposed slopes shall be confirmed by analysis as approved by the City Engineer.

   h. All geologic data including landslides and exploratory excavations must be shown on a consolidated geotechnical map using the 40-scale final grading plan as a base.

   i. All geotechnical and soils related findings and recommendations shall be reviewed and approved by the City Engineer prior to issuance of any grading permits and recordation of the final map.

9. Prior to issuance of grading permits, storm drain improvement plans shall be approved by the City Engineer and Los Angeles County Public Works Department and surety shall be posted and an agreement executed guaranteeing completion of all drainage facilities to the satisfaction of the City Engineer.

10. Final grading plans shall be designed in compliance with the recommendations of the final detailed soils and engineering geology reports. All remedial earthwork specified in the final report shall be incorporated into the grading plans. Final grading plans shall be signed and stamped by a California registered Civil Engineer, registered Geotechnical Engineer and registered Engineering Geologist and approved by the City Engineer.

11. A Standard Urban Stormwater Management Plan (SUSMP) conforming to City Ordinance is required to be incorporated into the grading plan and approved by the City Engineer. The applicant shall incorporate Structural or Treatment Control Best Management Practices for storm water runoff into the grading plans for construction and post-construction activities respectively.

12. All slopes shall be seeded per landscape plan and/or fuel modification plan with native grasses or planted with ground cover, shrubs, and trees for erosion control upon completion of grading or some other alternative method of erosion control shall be completed to the satisfaction of the City Engineer and a permanent irrigation system shall be installed.

13. An erosion control plan shall be approved by the City Engineer. Erosion control plans shall be made in accordance to the City's NPDES requirements.

14. Submit a stockpile plan showing the proposed location for stockpile for grading export materials, and the route of transport.

15. Prepare a horizontal control plan and submit concurrently with the grading plan for review and approval.

16. Prior to the issuance of Building Permits, a pre-construction meeting must be held at the project site with the grading contractor, applicant, and city grading inspector at least 48 hours prior to commencing grading operations.

17. Rough Grade certifications by project soils engineer shall be submitted prior to issuance of building permits for the foundations of structures. Retaining wall permit may be issued without a rough grade certificate.

18. Final Grade certifications by project soils engineer and civil engineers shall be submitted to the Public Works/Engineering Department prior to the issuance of any project final inspections/certificate of occupancy.

C. **DRAINAGE**

1. All terrace drains and drainage channels shall be constructed in muted earth tones so as not to impart adverse visual impacts. Terrace drains shall follow

landform slope configuration and shall not be placed in an exposed positions. All down drains shall be hidden in swales diagonally or curvilinear across a slope face.

2. All drainage improvements necessary for dewatering and protecting the subdivided properties shall be installed prior to issuance of building permits, for construction upon any parcel that may be subject to drainage flows entering, leaving, or within a parcel relative to which a building permit is requested.

3. All identified flood hazard locations within the tentative map boundaries which cannot be eliminated as approved by the City Engineer shall be shown on the final map and delineated as "Flood Hazard Area."

4. Storm drainage facilities shall be constructed within the street right-of-way or in easements satisfactory to the City Engineer and the Los Angeles County Flood Control Districts. All storm drain facilities plans shall be plan checked by the City and County of Los Angeles and all fees required shall be paid by the applicant.

5. A final drainage study and final drainage/storm drain plan in a 24" x 36" sheet format shall be submitted to and approved by the City Engineer and Los Angeles Public Works Department prior to grading permit. All drainage facilities shall be designed and constructed as required by the City Engineer and in accordance with County of Los Angeles Standards. Private (and future) easements for storm drain purposes shall be offered and shown on the final map for dedication to the City.

6. Prior to the issuance of a grading permit, a complete hydrology and hydraulic study shall be prepared by a Civil Engineer registered in the State of California to the satisfaction of the City Engineer and Los Angeles Public Works Department.

7. A comprehensive maintenance plan/program shall be submitted concurrently with the storm drain plans to the Public Works/Engineering Department for review and approval by the City Engineer.

D. STREET IMPROVEMENT

1. The applicant shall replace and record any centerline ties and monuments that are removed as part of this construction with the Los Angeles County Public Works Survey Division.

2. Prior to the issuance of any City permits, the applicant shall provide written permission to the satisfaction of the City from any property owners which will be affected by offsite grading.

3. Street improvement plans in a 24" x 36" sheet format, prepared by a registered Civil Engineer, shall be submitted to and approved by the City Engineer. Streets shall not exceed a maximum slope of 12 percent.

4. New street centerline monuments shall be set at the intersections of two or more streets, intersections of two or more streets, intersections of streets with tract boundaries and to mark the beginning and ending of curves or the points of intersection of tangents thereof. Survey notes showing the ties between all monuments set and four (4) durable reference points for each shall be submitted to the City Engineer for approval in accordance with City Standards, prior to issuance of Certificate of Occupancy.

5. The design and construction of private street improvements shall be set to City and County standards and designed to a design speed of 35 mph.

6. Prior to final map recordation, the applicant shall submit plans delineating the improvement and extension of Crooked Creek Drive for the City's review and approval. The improvement and extension shall occur within the project site boundaries of the proposed map. The improvement and extension of Crooked Creek Drive shall be completed prior to final inspection of grading activities.

E. UTILITIES

1. Easements, satisfactory to the City Engineer and the utility companies, for public utility and public services purposes shall be offered and shown on the detailed site plan for dedication to the City.

2. Prior to final map approval, a water system with appurtenant facilities to serve all lots/parcels in the land division designed to the Walnut Valley Water District (WVWD) specifications shall be provided and approved by the City Engineer. The system shall include fire hydrants of the type and location as determined by the Los Angeles County Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows to the satisfaction of the City Engineer, WVWD and Fire Department.

3. Prior to final map approval, the applicant shall construct or enter into an improvement agreement with the City guaranteeing construction of the necessary improvements to the existing water system according to Walnut Valley Water District (WVWD) specifications to accommodate the total domestic and fire flows as may be required by the City Engineer, WVWD and Fire Department.

4. Prior to final map approval or issuance of building permit whichever comes first, written certification that all utility services and any other service related to the site shall be available to serve the proposed project and shall be submitted to the City. Such letters shall be issued by the district, utility and

cable television company, if applicable, within ninety (90) days prior issuance of grading permits.

5. Prior to recordation of final map, applicant shall provide separate underground utility services to each parcel per Section 21.30 of Title 21 of the City Code, including water, gas, electric power, telephone and cable TV, in accordance with the respective utility company standards. Easements required by the utility companies shall be approved by the City Engineer.

6. Applicant shall relocate and underground any existing on-site utilities to the satisfaction of the City Engineer and the respective utility owner.

7. Underground utilities shall not be constructed within the drip line of any mature tree except as approved by a registered arborist.

F. SEWERS

1. Prior to final map approval, applicant shall submit a sanitary sewer area study to the City and County Engineer to verify that capacity is available in the sewerage system to be used as the outfall for the sewers in this land division. If the system is found to be of insufficient capacity, the problem shall be resolved to the satisfaction of the County Engineer.

2. Each dwelling unit shall be served by a separate sewer lateral which shall not cross any other lot lines. The sanitary sewer system serving the tract shall be connected to the City or District sewer system. Said system shall be of the size, grade and depth approved by the City Engineer, County Sanitation District and Los Angeles County Public Works and surety shall be provided and an agreement executed prior to approval of the final map.

3. Applicant shall obtain connection permit(s) from the City and County Sanitation District prior to issuance of building permits. The area within the tentative map boundaries shall be annexed into the County Consolidated Sewer Maintenance District and appropriate easements for all sewer main and trunk lines shall be shown on the final map and offered for dedication on the final map.

4. Applicant, at applicant's sole cost and expense, shall construct the sewer system in accordance with the City, Los Angeles County Public Works Division and County Sanitation District Standards prior to occupancy.

G. TRAFFIC MITIGATIONS

1. All traffic mitigations shall be implemented and constructed in accordance with the traffic report prepared by Overland Traffic Consultants, Inc. dated October 2002 and revised September 2003 and conditions of project

for the VTTM No. 54081, prior to issuance of the certificate of occupancy.

APPLICANT SHALL CONTACT THE BUILDING AND SAFETY DIVISION, (909) 839-7020, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

1. Plans shall conform to State and Local Building Code (i.e., 2001 California Building Code, California Plumbing Code, California Mechanical Code, and the 2001 National Electrical Code) requirements and all other applicable construction codes, ordinances and regulations in effect at the time of plan check submittal.

2. Submit Public Works/Engineering Department approved grading plans showing clearly all finish elevations, drainage, and retaining walls locations.

3. All retaining walls shall be submitted to the Building & Safety and Public Work Departments for review and approval.

4. Submit grading plans showing clearly all finish elevations, drainage, and retaining wall locations. No building permits shall be issued prior to submitting a pad certification.

APPLICANT SHALL CONTACT THE LOS ANGELES COUNTY FIRE PREVENTION FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

1. Emergency access shall be provided, maintaining free and clear, a minimum 28 foot at all times during construction in accordance with Fire Department requirements.

2. Prior to the issuance of any building permits for combustible construction, evidence shall be submitted to the Fire Department that temporary water supply for fire protection is available pending completion of the required fire protection system.

3. Prior to recordation, the final map shall comply with all Fire Department requirements.

END

CITY COUNCIL
RESOLUTION NO. 2007- 12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DIAMOND BAR ADOPTING MITIGATED NEGATIVE DECLARATION NO. 2006-03 (SCH #2006071129) AND MITIGATION REPORT AND MONITORING PROGRAM AND APPROVING HILLSIDE MANAGEMENT AND PLANNED DEVELOPMENT OVERLAY DISTRICT CONDITIONAL USE PERMIT NO. 2002-18, VARIANCE NO. 2002-02 AND TREE PERMIT NO. 2002-13 FOR VESTING TENTATIVE TRACT MAP NO. 54081, A 16 LOT RESIDENTIAL SUBDIVISION, THE CONSTRUCTION OF RETAINING WALLS THAT EXCEED THE ALLOWED EXPOSED HEIGHT ADJACENT TO A STEET AND THE REMOVAL, REPLACEMENT AND PRESERVATION OF OAK AND WALNUT TREES. THE PROJECT SITE IS LOCATED AT SOUTHERN TERMINUS OF CROOKED CREEK DRIVE, DIAMOND BAR, CALIFORNIA (APN NO. 8714-028-003)

A. RECITALS

1. The property owner/applicant, Daniel Singh, Jewel Ridge, LLC, has filed an application for Conditional Use Permit No. 2002-18, Planned Development Overlay District No. 2006-01, Variance No. 2002-02 and Tree Permit No. 2002-14 for Vesting Tentative Tract Map No. 54081 as described in the title of this Resolution. Hereinafter in this Resolution, the subject Conditional Use Permit, Planned Development Overlay, Variance and Tree Permit shall be referred to as the "Application."

2. On January 20, 2007, public hearing notices were mailed to approximately 209 property owners of record within a 1,000-foot radius of the project site. In accordance with Public Resource Code, Section 21092.5, on January 30, 2007, agencies that responded to the project's Mitigated Negative Declaration were notified in writing of the February 20, 2007, City Council public hearing. On January 30, 2007, public hearing notices were posted in three public places within the City of Diamond Bar and the project site was posted with a display board. On February 1, 2007, notification of the public hearing for this project was provided in the San Gabriel Valley Tribune and Inland Valley Daily Bulletin newspapers.

3. On February 20, 2007, the City Council of the City of Diamond Bar conducted a duly noticed public hearing and concluded the public hearing on the Application.

B. RESOLUTION.

NOW, THEREFORE, it is found, determined and resolved by the City Council of the City of Diamond Bar as follows:

1. This City Council hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.

2. The City Council hereby finds that the project identified above in this Resolution required a Mitigated Negative Declaration (MND). MND No. 2006-03 (SCH # 2006071129) has been prepared according to the requirements of the California Environmental Quality Act (CEQA) and guidelines promulgated thereunder. The 30 day public review period for the MND began July 28, 2006, and ended August 28, 2006. Furthermore, the City Council has reviewed the MND and related documents in reference to the Application.

3. The City Council hereby specifically finds and determines that, having considered the record as a whole including the findings set forth below, and changes and alterations which have been incorporated into and conditioned upon the proposed project set forth in the application, there is no evidence before this City Council that the project proposed herein will have the potential of an adverse effect on wildlife resources or the habitat upon which the wildlife depends. Based upon substantial evidence, this City Council hereby rebuts the presumption of adverse effects contained in Section 753.5 (d) of Title 14 of the California Code of Regulations.

4. Based on the findings and conclusions set forth herein, this City Council hereby finds as follows:

   (a) The project relates to vacant land located at the southern terminus of Crooked Creek Drive, east of the SR-57 Freeway, Brea Canyon Road and Brea Canyon flood control channel and north of the City's southern boundary. It is an irregular shaped hillside parcel of approximately 12.9 acres, sloping down to the south and west and sloping up to the east.

   (b) The project site has a General Plan land use designation of Low Density Residential (RL) Maximum 3 DU/AC.

   (c) The project site is within the Single Family Residence-Minimum Lot Size 10,000 Square Feet (R-1-10,000) Zone. However, Zone Change No.2006-02 within Planning Commission Resolution No. 2006-43 recommends that the City Council approve the zone change from R-1-10,000 to Low Density Residential-Planned Development (RL-PD) for General Plan compliance.

(d) Generally the following zones and uses surround the project site: to the north and east is the R-1-9,000 zone and residences; to the west is the R-1-7,500 zone and residences, flood control channel and SR-57; and to the south is the A-2-1 zone and vacant land.

(e) The Application request includes the following: a 16 lot residential subdivision on 12.9 acres; Mitigated Negative Declaration and Mitigation Report and Monitoring Program; a zone change from R-1-10,000 to RL/PD; grading and development in a hillside area; retaining walls adjacent to the street that exceed the allowable exposed height; and the removal and replacement of oak and walnut trees.

Conditional Use Permit for Hillside Management

In accordance to Municipal Code Section 22.22.150, pertaining to required findings for a Conditional Use Permit for hillside development, the City Council finds as follows:

(f) The proposed map is a 16 lot residential subdivision for the eventual development of 16 single- homes. The map approval includes grading the project site to create buildable pads for each lot, Streets "A" and "B" within the map's boundaries of the project site with Street "A" as an extension of Crooked Creek Drive, the revegetation of Open Space Lots "A", "B", "C" and "D". The proposed project will result in changes in the existing topography of the project site. Grading will create manufactured slopes at a 2:1 (horizontal to vertical) ratio utilizing a landform grading technique. As a result, manufactured slopes will have characteristics resembling slopes created by nature. Round-off cut edges will be utilized to conform to the natural grade. Proper transitioning to natural slopes will be achieved through the use of irregular curvilinear shapes that will blend into the adjoining topography. Revegetation of the manufactured slope will be applied in patterns which occur in nature. Down slope drainage devices will be designed to follow the natural lines of the landform graded manufactured slopes, or tucked away in special swale and berm combinations in order to conceal the drains from view. Therefore, the proposed project will provide the appearance of natural topographic features by means of landform grading so as to blend man-made or manufactured slopes into the natural topography.

(g) The proposed project is located on an "in fill" parcel that is surround by existing detached single-family residences that have a General Plan land use designation of Low Density Residential (RL) Maximum 3 Du/Ac. The zoning designation as prescribed in Zone Change

No. 2006-02 for this project also requires maximum 3 Du/Ac. The proposed 16 single-family residential lots will vary in size from 5,705 to 10,506 square feet, with a majority of the lot sizes between 6,229 to 7,325 square feet which is smaller than the minimum 10,000 square feet which is specified in this zoning district. With the approved Planned Development Overlay District, the proposed project is consistent with the goals and policies of the General Plan and standards of the Development Code. The reason for using the Planned Development Overlay District is to reduce the square footage of each lot in order to preserve the open space identified as Lot "C". As such, the project has been reduced to16 dwelling unit or a density of 0.81 dwelling units per acre and will provide approximately 8.89 acres or 69 percent of the project site in open space, which is in compliance with the General Plan and proposed Zone Change for this project. As such, the proposed project will preserve the open space in Lot "C".

(h) MND No. 2006-03 and Mitigation Report and Monitoring Program (SCH #2006071129) has been prepared for this project and has analyzed visual impacts, scenic resources, drainage courses, watershed areas, steep slopes and vernal pools. According to the MND, the project site is not considered a scenic vista, view corridor, or watershed area. Additionally, the project site does not contain vernal pools, major natural topographic feature, drainage courses or steep slopes. However, the one slope area is located on open space Lot "C" which is being preserved.

(I) According to the MND prepared for the project site, the project site does not contain prominent landmark features, significant ridgeline, or natural rock outcropping. However, the project does have protected trees and woodlands.

According to the project biological assessment prepared for this project and discussed in the MND, the proposed project will impact 11.5 acres of mixed Coast Live Oak and California walnut woodland with understory dominated by poison oak. This woodland acreage is identified by the California Department of Fish and Game as a sensitive resource and has a minimum replacement ratio of 1:1. A survey indicates that a total of 468 oak and walnut trees exist on the project site. A total of 269 of these trees will be removed due to the proposed grading. However, 197 oak and walnut trees had deteriorated to the point of dying or dead. The remaining 72 trees (43 oaks and 29 walnuts) are considered healthy and recommend for replacement at a 3:1 ratio per the City's Tree Permit requirements. Mitigation will include a combination of on-site and/or off-site preservation, enhancement and/or restoration. The applicant will

implement the mitigation plan, as approved by the City and according to the guidelines and performance standards of the plan. Therefore, the environmental effect will be reduced to "less than significant".

(j) The proposed map will cause the eventual development of 16 detached single-family homes. The homes will be required to comply with development standards set forth by conditions of approval within this resolution that relate to setbacks, building height and the location of accessory structures. Additionally, future homes will be required to obtain approval through the City's Development Review process. Colors and material will be required to be compatible with other homes in the surrounding area. Furthermore, the City's Design Guidelines will also apply to the development of future homes. Foundation design will be required to comply with the California Uniform Building Code.

(k) The proposed project will confine development to adjacent to its western boundaries and will leave the majority of the eastern portion and most of the area adjacent to the southern boundary as open space and is referred to on the map as Lot "C". Therefore, a portion of this area will not be graded at all. The remaining area will use landform grading and will revegetate the grading area pursuant to the MND and Mitigation Report and Monitoring Program.

(l) At this time, the construction of residential units is not part of the application request. The future development will be required to obtain approval through the City's Development Review process and comply with the City's Design Guidelines and comply with development standards set forth in this resolution. This process analyzes building designs, locations, and arrangements, privacy and protection.

(m) Grading will create manufactured slopes at a 2:1(horizontal to vertical) ratio utilizing a landform grading technique. As a result, manufactured slopes will have characteristics resembling slopes created by nature. Round-off cut edges will be utilized to conform to the natural grade. Proper transitioning to natural slopes will be achieved through the use of irregular curvilinear shapes that will blend into the adjoining topography. Revegetation of the manufactured slopes will be applied in patterns which occur in nature, thereby minimizing the visual effect of grading. The revegetation will be accomplished with suitable plant material requiring minimal cultivation and irrigation in order to thrive, thereby fostering slope stability and minimizing the potential for erosion.

(n) The utilization of street designs and improvements which serve to minimize grading alterations and harmonize with the natural contours and character of the hillside.

The proposed project is located directly at the southern terminus of Crooked Creek Drive. The project proposes two private streets, identified as Streets "A" and "B" with Street "A" as an extension of Crooked Creek Drive and the only access to the project site. It is required that the extension align with the existing section of Crooked Creek Drive. All improvements to streets will be constructed to the satisfaction of the City Engineer.

Conditional Use Permit for Planned Development Overlay District

In accordance to Municipal Code Section 22.22.150, pertaining to required findings for a Conditional Use Permit for Planned Development Overlay District, the City Council finds as follows:

(o) Zone Change 2006-02 will change the existing zoning from R-1-10,000 to Low Density Residential (RL) Maximum 3 Du/Ac which is consistent with the General Plan land use designation for the project site. However, the Planned Development Overlay is needed to reduce the square footage of each lot in order to preserve the open space identified as Lot "C". As such, the project has been reduced to 16 dwelling unit on 12.9 gross acres or a density of 0.81 dwelling units per acre. With the Planned Development Overlay lots will be reduced in size and will vary from 5,705 to 10,506 square feet, with a majority of the lot sizes between 6,229 to 7,325 square feet. With the proposed lot sizes and Planned Development Overlay, the future detached single-family residences will still be able to comply with all required Development Code and Municipal Code standards.

(p) The General Plan land use designation of Low Density Residential (RL) Maximum 3 Du/Ac. The proposed project is consistent with the General Plan. It has a proposed gross density of 0.81 dwelling units per acres, which meets the General Plan land use designation for the project site. Additionally, the project uses landform grading and retains a natural area (open space/Lot "C") by clustering the development mainly in the western portion of the project site. Furthermore, the proposed project is using a Planned Development Overlay that is consistent with the goals and policies of the General Plan. There is no applicable specific plan that applies to the project.

(q) As discussed in Finding (g), (j), (l) and (o) above, the design, location, size and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.

(r) The subject site is physically suitable for the type and density/intensity of use being proposed including access, provision of utilities, compatibility with adjoining land uses, and the absence of physical constraints as described in Findings (g), (j), (l) and (o) above.

(s) The MND and Mitigation Report and Monitoring Program reviewed issues related to public interest, health, safety and improvement related to this project. It was found that the project will not have a significant effect on these issues. In some instances mitigation measures are incorporated into the project to ensure that the project's effect on these issues will be "less than significant". Therefore, granting the Conditional Use Permit will not be detrimental to the public interest, health, safety, injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

(t) The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA). The proposed project required a Mitigated Negative Declaration (MND). MND No. 2006-03 (SCH # 2006071129) has been prepared according to the requirements of the California Environmental Quality Act (CEQA) and guidelines promulgated thereunder.

Variance

In accordance to Municipal Code Section 22.54.040, pertaining to required findings for a Variance, the City Council finds as follows:

(u) In accordance with Development Code Section 22.524, an application for a Variance may be filed and considered in order to increase retaining walls heights from the allowed six feet depending on topography constraints. Development Code Section 22.22 requires retaining walls not exceed three feet in exposed height adjacent to a street. Additionally, retaining walls adjacent to the street shall be no more than three terraced or stepped walls.

The applicant proposes retaining walls adjacent to Streets "A" and "B' at exposed heights of five and six feet, which do not exceed three terraced walls. These walls are needed to create a cut into open space Lot "C" for the new streets due to the grade differences between the new streets and Lot "C".

The City's Trails Master Plan delineates a trail that traverses the project site. To create a useable pedestrian trail with trail head that connects to existing or planned trails, the trail must be relocated. Retaining walls are needed to create the walking trail area adjacent to Street "A" taking access from existing Crooked Creek Drive. Retaining walls will cut into open space Lot "C" adjacent to Street "A". The proposed retaining walls will be set back approximately ten feet more then as shown on the map. Changing the location of the walls will increase their exposed height to approximately ten feet. As a result, Variance approval is required for the increased height of these proposed retaining walls. A geo-rid retaining wall system with cells for plant material will be used for all retaining walls.

(v) Granting the Variance is necessary for the preservation and enjoyment of substantial property rights possessed by other property owners in the same vicinity and zoning districts and denied to the property owner for which the Variance is sought.

As referenced above in Finding (u), granting the Variance is necessary in order to relocate and create the pedestrian trail pursuant to the City's Trails Master Plan and the topographical constraints of the project site related to the preservation of open space Lot "C

(w) Due to the constraints of the project site related to topography and an increase in wall heights will allow the applicant to develop the project site with buildable pads, trail easement and open space. Therefore, granting the Variance will be consistent with the General Plan. The project area does not have a specific plan. Before the issuance of any City permits, the proposed project is required to comply with all conditions within the approved resolutions for this project, landscaping requirements for screening the walls along with geo-grid wall system and the Building and Safety Division, Public Works Department, and Fire Department requirements. The referenced agencies through the permit and inspection process will ensure that the proposed project and retaining walls are not detrimental to the public health, safety or welfare or materially injurious to the properties or improvements in the vicinity.

Tree Permit

In accordance to Municipal Code Section 22.38.110, pertaining to required findings for a Variance, the City Council finds as follows:

(x) According to the MND and Mitigation Report and Monitoring Program prepared for the project site, focused surveys were prepared for

native trees and special status plants/vegetation. The potential significance of environmental impacts on biological resources has been assessed. According to the project biological assessment, the proposed project will impact 11.5 acres of mixed Coast Live Oak and California walnut woodland with understory dominated by poison oak. This woodland acreage is identified by the California Department of Fish and Game as a sensitive resource and has a minimum replacement ratio of 1:1. A survey indicates that a total of 468 oak and walnut trees exist on the project site. A total of 269 of these trees will be removed due to the proposed grading. However, 197 oak and walnut trees had deteriorated to the point of dying or dead. The remaining 72 trees (43 oaks and 29 walnuts) are considered healthy and recommend for replacement at a 3:1 ratio per the City's Tree Permit requirements. Mitigation will include a combination of on-site and/or off-site preservation, enhancement and/or restoration. The applicant will implement the mitigation plan, as approved by the City and according to the guidelines and performance standards of the plan.

5. Based on the findings and conclusions set forth above, the City Council hereby approves Conditional Use Permit No. 2002-18 for hillside development and Planned Development Overlay, Variance No. 2006-02 and Tree Permit No 2002-13 for VTTM No. 54081 subject to the following conditions and Standard Conditions attached and referenced herein:

   a. GENERAL

      1. This approval shall be null and void and of no effect unless the Mitigated Negative Declaration No. 2006-03 (SCH # 2006071129) and Mitigation Report and Monitoring Program is adopted and VTTM No. 54081, Zone Change No. 2006-02, Planned Development Overlay, Conditional Use Permit No. 2002-13, Variance No. 2006-02 and Tree Permit No. 2002-13 are approved. This approval is valid for three years. Two extensions of time, one year each, may be approved pursuant to Development Code Section 22.66.

   b. SITE DEVELOPMENT

      1. A trail is located within the project site. Prior to final map approval, applicant shall dedicate to the City an irrevocable easement of 20 feet adjacent to the southern boundary of the map and 10 feet on the east side of Street "A" for the pedestrian trail. Easement shall be identified on the map.

2. Prior to final map approval, applicant shall submit a detail plan indicating a trail width of 10 feet that is ADA accessible with a three foot wide planter in front of the wall adjacent to the trail. The detail plan shall also delineate the following: trail surface of decomposed granite; trail head located at the end of Street "A" and adjacent to the southern boundary of the map; seating/bench; trash container; shade; and sign/kiosk at the entrance of the tract within Lot A. Prior to final map approval, the detail plan of the trail shall be reviewed and approved by the Community Development Director. Improvements to Lot "A" shall be completed prior to final inspection and issuance of the Certificate of Occupancy of the first house.

3. Prior to final map approval, applicant shall design the 20 foot trail adjacent to the southern boundary of the map for review and approval of the Community Development Director. To insure the development of this section of the trail, the applicant shall submit a bond or cash deposit to the City for the estimated development cost of this section of the trail. The bond or cash deposit shall remain with the City until such time as this section of the trail is developed or the easement is vacated.

4. Because of the trail head location, Lots 8 and 9 shall be designed with a common driveway. Prior to final map approval, applicant shall submit a detail plan delineating the common driveway to be reviewed and approved by the Community Development Director.

5. Retaining walls shall not exceed a maximum exposed height of six feet. Retaining walls located on the east side of Street "A" and adjacent to the pedestrian trail easement shall not exceed an exposed height of 10 feet.

6. Walls with an exposed height of ten feet shall be constructed by using a geo-grid lock and load retaining wall system in earth tone color. Irrigation shall be incorporated into the retaining wall system with pockets in the wall for plant material. All other retaining walls shall be constructed from split face block with caps of the same material. Plant material shall be the kind that cascades down the wall. Prior to final map, applicant shall provide a retaining wall plan delineating the irrigation and species, quantity and size of all plant material within the wall system. For the planter areas between and in front of the walls, trees shall be a minimum 15 gallon size and planted

eight feet on center. Shrubs shall be a minimum size of five gallons and planted three feet on center. Appropriate vines shall be planted between the shrubs to cover the walls. All landscaping and irrigation plans shall be reviewed and approved by the Community Development Director.

7. Prior to final map approval, applicant shall submit a detail plan that includes landscaping/irrigation for the circle entry into the project. Prior to final map approval, the detail plan shall be reviewed and approved by the Community Development Director.

8. All open space lots/common lots (Lots "A", "B", "C" and "D" shall remain as open space/common lots and shall be identified on the final map as such granting the City the right to prohibit the erection of structures and including any construction activities on any said lot.

9. This project shall comply with the adopted Mitigation Monitoring Program.

10. Uses permitted in the RL zoning district as listed in the Development Code shall be the only uses allowed in the RL-PD zoning designation for the project site.

11. Oak and walnut trees removed shall be replaced at a 3:1 ration. Dead or dying oak and walnut trees removed shall be replaced at a 1:1 ratio

12. Prior to final map, the applicant shall provide a revised landscape plan for the Planning Division review and approval that shows trees, shrubs and vines in the planter areas between the retaining walls which are adjacent to the property lines of the homes on Crooked Creek Drive and Brea Canyon Flood Control Channel shall . The landscape plan shall show the following: ornamental evergreen trees at 24, 36 and 48 inch box sizes, planted 12 feet on center with 50 percent at 24 inch box, 25 percent at 36 inch box and 25 percent at 48 inch box; shrubs in 5 and 10 gallon sizes, planted 3 feet on center with 75 percent at 5 gallon size and 25 percent at 10 gallon size; and vines in 5 gallon size planted 5 feet on center.

13. Prior to issuance of any permits or grubbing of the site, whichever comes first, the applicant shall submit a construction traffic safety mitigation plan that addresses such items as, but not limited to: lane closures, truck routes, traffic control

measures for the construction area, street cleaning, etc. for the City's review and approval.

c. PUBLIC WORK/ENGINEERING DEPARTMENT

1. Prior to final map approval and in conjunction with the grading plan, applicant shall submit a detailed plan showing the location, planned depth and design of the recommended caisson/tiebacks along with structural calculations supporting their design with geotechnical input from the geotechnical consultant. The submittal shall be approved by the Public Works/Engineering Department and Building and Safety Division prior to final map.

2. Prior to final map approval, applicant shall submit to the Public Works/Engineering Department the design of the geogrid-stablized slope prepared by a qualified licensed engineer using the parameters provided. The design shall be prepared by an engineer familiar with geogrid slope design and shall be reviewed and wet stamped by the developer's geotechnical consultant. The design and supporting calculations shall be submitted to the Public Works/Engineering Department and Building and Safety Division for approval prior to final map.

d. BUILDING AND SAFETY DIVISION

1. Prior to final map approval, applicant shall submit to the Building and Safety Division the design of all retaining walls for review and approval concurrently with the grading plan check.

e. LOS ANGELES COUNTY FIRE PREVENTION

1. Access shall comply with Section 902 of the Fire Code, which requires all weather access. All weather access my require paving.

2. Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.

3. Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over150 feet in length.

4. Private driveways shall be indicated on the final map as "Private Driveway and Fire Lane" with the widths clearly depicted and shall be maintained in accordance with the Fire Code.

5. The property is located within the area described by the Fire Department a "Very High Fire Hazard Severity Zone". A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact Fuel Modification Unit, Fire Station #32, 605 N. Angelino Avenue, Azusa, CA 91702-2904, Phone (626-969-5205, for details.)

6. Applicant shall provide Fire Department or City approved street signs and building access numbers prior to occupancy.

7. Applicant shall provide water mains, fire hydrants and fire flows as required by the County of Los Angeles Fire Department, for all land shown on map which shall be recorded.

8. Fire hydrant shall conform to the following requirements:

   (a.) Install three public fire hydrants;
   (b.) Upgrade/verify one existing public fire hydrant;
   (c.) Measure 6" x 4" x 2½" brass or bronze, conforming to current AWWA standards C503 or approved equal;
   (d.) On site hydrants shall be installed a minimum of 25 feet form a structure or protected by two hour fire wall'

9. The required fire flow for public fire hydrants at this location shall be 1250 gallons per minute at 20 psi for duration of two hours, over and above maximum daily domestic demand. One hydrant flowing simultaneously, may be used to achieve the required fire flow

The City Council shall:

(a) Certify to the adoption of this Resolution; and

(b) Forthwith transmit a certified copy of this Resolution, by certified mail, to: Daniel Singh, Jewel Ridge Estates, LLC, 10365 W. Jefferson Blvd., Culver City, CA 90232

APPROVED AND ADOPTED THIS 20TH DAY OF FEBRUARY 2007, BY THE CITY COUNCIL OF THE CITY OF DIAMOND BAR.

BY: _____
Steve Tye, Mayor

I, Tommye Cribbins, City Clerk, do hereby certify that the foregoing Resolution was duly introduced, passed, and adopted by the City Council of the City of Diamond Bar, at a regular meeting of the City Council held on the 20th day of February 2007, by the following vote:

AYES: Council Members: **Herrera, MPT/Tanaka, M/Tye**

NOES: Council Members: **None**

ABSENT: Council Members: **None**

ABSTAIN: Council Members: **None**

_____
Tommye Cribbins, City Clerk

COMMUNITY DEVELOPMENT

DEPARTMENT

STANDARD CONDITIONS

USE PERMITS, COMMERCIAL AND RESIDENTIAL NEW AND REMODELED STRUCTURES

PROJECT #: VTTM No. 54081, MND No. 2006-03, ZC 2006-02, Planned Development Overlay, CUP 2002-18, VAR 2002-02 and TP No. 2002-13

SUBJECT: Sixteen lot residential subdivision

APLICANT: Daniel Singh, Jewel Ridge, LLC

LOCATION: Southern Terminus of Crooked Creek Drive

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT.

APPLICANT SHALL CONTACT THE PLANNING DIVISION AT (909) 839-7030, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

A. GENERAL REQUIREMENTS

1. In accordance with Government Code Section 66474.9(b) (1), the applicant shall defend, indemnify, and hold harmless the City, and its officers, agents and employees, from any claim, action, or proceeding to attack, set-aside, void or annul, the approval of Vesting Tentative Tract No. 54081 brought within the time period provided by Government Code Section 66499.37. In the event the city and/or its officers, agents and employees are made a party of any such action:

   (a) Applicant shall provide a defense to the City defendants or at the City's option reimburse the City its costs of defense, including reasonable attorneys fees, incurred in defense of such claims.

(b) Applicant shall promptly pay any final judgment rendered against the City descendents. The City shall promptly notify the applicant of any claim, action of proceeding, and shall cooperate fully in the defense thereof.

2. Applicant shall include signed copies of the Planning Commission Resolution of Approval Nos. 2007-01, 2007-02, 2007-03, Standard Conditions, and all environmental mitigations shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.

3. Revised plans (such as but not limited to site plan, elevations, landscape/irrigation plan, grading plan, etc.,) incorporating all Conditions of Approval shall be submitted for Planning Division review and approval prior to the plan check.

4. Notwithstanding any previous subsection of the resolution, the Department of Fish and Game requires payment of the fee pursuant to Section 711.4 of that Fish and Game Code. Said payment shall be made by the applicant to the city within five days of this approval.

5. The project site shall be maintained and operated in full compliance with the conditions of approval and all laws, or other applicable regulations.

6. Approval of this request shall not waive compliance with all sections of the Development Code, all other applicable City Ordinances, and any applicable Specific Plan in effect at the time of building permit issuance.

7. All site, grading, landscape, irrigation, and street improvement plans shall be coordinated for consistency prior to issuance of any permits (such as grading, tree removal, encroachment, building, etc.,) or prior to final map approval in the case of a custom lot subdivision, or approved use has commenced, whichever comes first.

8. Prior to any use of the project site or business activity being commenced thereon, all conditions of approval shall be completed.

B. FEES/DEPOSITS

1. Applicant shall pay development fees (including but not limited to Planning, Building and Safety Divisions, Public Works/Engineering Department and Mitigation Monitoring) at the established rates, prior to final map approval, issuance of building or grading permit (whichever comes first), as required by the City. School fees shall be paid prior to the issuance of building permit. In addition, the applicant shall pay all remaining prorated City project review

and processing fees prior to the map's recordation or issuance of building permit, whichever come first.

2. Prior to final map approval, the applicant shall pay a fee to the City in-lieu of dedication for parkland pursuant to Subdivision Ordinance Chapter 21.32.

3. Prior to any public hearing or final map approval, all deposit accounts for the processing of this project shall have no deficits.

4. Notwithstanding any previous subsection of the resolution, the Department of Fish and Game required payment of the fee pursuant to Section 711.4 of that Fish and Game Code. Said payment shall be made by the applicant to the city within five days of this grant's approval.

C. TIME LIMITS

1. This approval shall not be effective for any purpose until the applicant and owner of the property involved have filed within 15 days of approval of this map, at the City of Diamond Bar Community Development Department/ Planning Division an Affidavit of Acceptance stating that they are aware of and agree to accept all the conditions of this approval.

2. In accordance with the Subdivision Map Act, Section 66463.5, VTTM No. 54081 is valid for three years. An extension of time may be requested in writing and shall only be considered if submitted to the city no less than 60 days prior to the approval's expiration date. Final map approval will not be granted unless the map is in substantial compliance with VTTM No. 54081 including all conditions and the applicant has entered into a subdivision improvement agreement to the satisfaction of the City Attorney.

D. SITE DEVELOPMENT

1. The project site shall be developed in substantial conformance with VTTM No. 54081 except as conditions herein, and as conditioned in Conditional Use Permit No. 2002-13, Variance No. 2006-02 and Tree Permit No. 2002-13 submitted to and recommended approval by the Planning Commission to the City Council collectively referenced herein as Exhibit "A" - the subdivision map, Exhibit "B" – Mitigated Negative Declaration No. 2006-03 and Mitigation Report and Monitoring Program dated July 2006, as modified herein.

2. The Mitigation Monitoring Program outlined in Mitigated Negative Declaration No. 2006-03 (SCH # 2006071129) and approved by the City shall be implemented and complied with rigorously. The mitigation monitoring fees shall be deposited with the City 90 days prior to the issuance of a grading

permit. All costs related to the ongoing monitoring shall be secured from the applicant and received by the City prior to the approval of the final map.

3. Proposed future custom single-family residential units shall comply with the City's Development Review process.

4. A Home Owner's Association (HOA) shall be formed. The HOA shall have Conditions and Restrictions (CC&R's) and Articles of Incorporation of the HOA are subject to the approval of Planning Division and Public Works/Engineering Department and the City Attorney. The CC&R's shall be recorded concurrently with the final map or prior to the issuance of any City permits, which ever occurs first. A recorded copy shall be provided to the City Engineer. The HOA shall submit to the Planning Division a list of the names and addresses of the officers on or before January 1 of each and every year and whenever said information changes.

5. Prior to the final map recordation or issuance of building permit, whichever come first, the application shall provide the City with a "Buyer's Awareness Package." for the City's review and approval. The "Buyer's Awareness Package" shall include, but is not limited to, information pertaining to geological issues regarding the property, wildlife corridors, oak and walnut trees, natural vegetation preservation issues, maintenance program for urban pollutant basins, fuel modification, all mitigation measures within the Mitigation Report and Monitoring Program and Exhibit "A" which delineates each lot's building envelope, explanatory information pertaining to restrictions on the use of properties as necessary, and similar related matters. The applicant shall give each buyer a copy of the "Buyer's Awareness Package" and shall document their receipt of the same in the escrow instructions of each lot and document their receipt to the City.

6. Applicant, through the "Buyer's Awareness Program" shall segregate green waste for reuse as specified under the City's Source Reduction Recycling Element, and County Sanitation District's waste division policies.

7. All single-family residential units shall be required to obtain Development Review approval. Additionally, single-family residential dwelling units shall use the following development standards:

   a. Front yard setback minimum 20 feet from front property line;
   b. Side yard setbacks minimum five and 10 feet from the from the edge of the buildable pad or side property lines, whichever is applicable;
   c. Distance between single-family residential dwelling units shall be a minimum 15 feet;
   d. Rear yard setback 20 feet from the edge of the buildable pad or rear property line, whichever is applicable; and

e. Accessory structures shall utilize setback distances from the edge of pad or property line whichever is applicable and be consistent with the RL/PD zoning district at the time of permit issuance.

8. All ground-mounted utility appurtenances such as transformers, air conditioning condensers, etc., shall be located out of public view and adequately screened through the use of a combination of concrete or masonry walls, berms, and/or landscaping to the satisfaction of the Planning Division.

9. Prior to final map approval or issuance of building permit, whichever come first, street names shall be submitted for City review and approval. Street names shall not duplicate existing streets within the City of Diamond Bar's postal service zip code areas.

10. House numbering plans shall be submitted to and approved by the City prior to issuance of building permits. All building numbers and individual units shall be identified in a clear and concise manner, including proper illumination. House numbering plans shall be submitted to and approved by the City Engineer prior to issuance of building permits.

11. All lighting fixtures adjacent to interior property lines shall be approved by the Planning Division as to type, orientation and height.

12. A detailed on-site lighting plan, including a photometric diagram, shall be reviewed and approved by the Planning Division prior to the issuance of building permits. Such plan shall indicate style, illumination, location, height, and method of shielding so as not to adversely affect adjacent properties.

E. LANDSCAPE, PRESERVED AND PROTECTED TREES

1. Prior to final map approval, a detailed landscape/irrigation plans shall be prepared by a licensed landscape architect and submitted to the Planning Division for review and approval prior to issuance of building permits and recordation of the map, which ever occurs first..

2. Prior to final map approval, a fuel modification plan for landscape/irrigation prepared by a registered landscape architect shall be submitted for Planning Division review and approval.

3. Prior to the issuance of a grading permit or the initiation of any activity that involves the removal/disturbance of oak and walnut woodland habitat; the applicant shall develop a detail oak and walnut woodland mitigation plan in accordance with the Mitigated Negative Declaration's Mitigation Report and Program and submit the plan to the City for review and approval. Mitigation shall include offsite preservation and or restoration at no less than 1:1 acreage ratio. The native trees protected under the City's tree preservation

and protection standards require a minimum replacement ratio of 3:1. It is estimated that a total of 269 trees will be removed. However, 197 are oak and walnut trees have deteriorated to the point of dying or are dead. The remaining 72 trees (43 oak and 29 walnuts) are considered healthy and will be removed due to the project's development. Any off-site mitigation shall be in accordance with the requirements and approval of the California Department of Fish and Game. If in-lieu fees are used for a part of or all mitigation, this mitigation method shall also be in accordance with the requirements and approval of the California Department of Fish and Game and the City of Diamond Bar.

4. Prior to the issuance of any permits, the applicant shall submit revegetation landscape and irrigation plans for slopes within the project site for Planning Division review and approval. Said slope shall be landscaped at the completion of grading activities. All slope planting, irrigation and revegetation areas shall be continuously maintained in a healthy and thriving condition by the developer until each individual unit/lot is sold and occupied by the buyer. Prior to releasing occupancy for the unit/lot, an inspection shall be conducted by the Planning Division to determine that the vegetation is in satisfactory condition.

F. SOLID WASTE

1. The site shall be maintained in a condition, which is free of debris both during and after the construction, addition, or implementation of the entitlement granted herein. The removal of all trash, debris, and refuse, whether during or subsequent to construction shall be done only by the property owner, applicant or by a duly permitted waste contractor, who has been authorized by the City to provide collection, transportation, and disposal of solid waste from residential, commercial, construction, and industrial areas within the City. It shall be the applicant's obligation to insure that the waste contractor utilized has obtained permits from the City of Diamond Bar to provide such services.

2. Mandatory solid waste disposal services shall be provided by the City franchised waste hauler to all parcels/lots or uses affected by approval of this project.

3. If no centralized trash receptacles are provided, all trash pick-ups shall be for individual units with all receptacles shielded from public view.

APPLICANT SHALL CONTACT THE PUBLIC WORKS/ENGINEERING DEPARTMENT, (909) 839-7040, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

A. GENERAL

1. A detailed plan indicating trail widths, maximum slopes, physical conditions, fencing, and weed control, in accordance with City Master Trail drawings, shall be submitted for review and approval prior to approval and recordation of the Final Tract Map and prior to approval of street improvement and grading plans. Developer shall upgrade and construct all trails, including fencing and drainage devices, in conjunction with street improvements.

2. A title report/guarantee showing all fee owners, interest holders, and nature of interest shall be submitted for final map plan check. An updated title report/guarantee and subdivision guarantee shall be submitted ten (10) business days prior to final map approval.

3. A permit from the Los Angeles County Public Works Department shall be required for work within its right-of-way or connection to its facilities.

4. Any existing easement for open space, utilities, riding and hiking trials shall be relocated and/or grading performed, as necessary, to provide, for the portion within the project site, practical access for the intended use.

5. Prior to final map approval, written certification that all utility services and any other service related to the site shall be available to serve the proposed project and shall be submitted to the City. Such letters shall be issued by the district, utility and cable television company, within ninety (90) days prior to final map approval.

6. Prior to final map approval, applicant shall submit to the City Engineer the detail cost estimates for bonding purposes of all public improvements.

7. Prior to final map approval, if any public or private improvements required as part of this map have not been completed by applicant and accepted by the City, applicant shall enter into a subdivision agreement with the City and shall post the appropriate security.

8. Prior to final map approval all site grading, landscaping, irrigation, street, sewer and storm drain improvement plans shall be approved by the City Engineer, surety shall be posted, and an agreement executed guaranteeing completion of all public and private improvements.

9. Prior to issuance of grading permits, surety shall be posted and an agreement executed guaranteeing completion of all drainage facilities necessary for dewatering all parcels to the satisfaction of the City Engineer.

10. Any details or notes which may be inconsistent with requirement or ordinances, general conditions or approval, or City policies shall be specifically approved in other conditions or ordinance requirements are modified to those shown on the tentative parcel map upon approval by the Advisory agency.

11. All identified geologic hazards within the vesting tentative tract map boundaries which cannot be eliminated as approved by the City Engineer shall be indicated on the final map as "Restricted Use Area" subject to geologic hazard. The applicant shall dedicate to the City the right to prohibit the erection of buildings or other structures within such restricted use areas shown on the final map.

12. Easements for disposal of drainage water onto or over adjacent parcels shall be delineated and shown on the final map, as approved by the City Engineer.

13. Prior to finalization of any development phase, sufficient street, sewer, and drainage improvements shall be completed beyond the phase boundaries to assure secondary access, proper outfall for sewers and drainage protection to the satisfaction of the City Engineer. Phase boundaries shall correspond to lot lines shown on the final map.

14. Prior to any work performed in the street right-of-way, fees shall be paid and a construction permit shall be obtained from the Public Works Department in addition to any other permits required.

15. Applicant shall label and delineate on the final map any private drives or fire lanes to the satisfaction of the City Engineer.

16. Easements, satisfactory to the City Engineer and the utility companies, for public utility and public services purposes shall be offered and shown on the final map for dedication to the City.

17. After the final map records, applicant shall submit to the Public Works/Engineering Department, at no cost to the City, a full size reproducible copy of the recorded map. Final approval of the public improvements shall not be given until the copy of the recorded map is received by the Public Works/Engineering Department.

18. Prior to occupancy, the applicant shall provide to the City as built mylars, stamped by appropriate individuals certifying the plan for all improvements at no cost to the City.

19. Applicant shall contribute funds to a separate engineering trust deposit against which charges can be made by the City or its representatives for services rendered. Charges shall be on an hourly basis and shall include any City administrative costs.

20. Applicant shall provide digitized information in a format defined by the City for all related plans, at no cost to the City.

21. All activities/improvements proposed for this VTTM No. 54081 shall be wholly contained within the boundaries of the map. Should any off-site activities/improvements be required, approval shall be obtained from the affected property owner and the City as required by the City Engineer.

B. GRADING

1. No grading or any staging or construction shall be performed prior to final map approval by the City Council and map recordation. All pertinent improvement plans shall be approved by the City Engineer prior to final map approval by the City Council.

2. Retaining wall location shall be shown on the grading plan and submitted with a soils report to the Public Works/Engineering Department for review and approval concurrently with the grading plan check.

3. Exterior grading and construction activities and the transportation of equipment and materials and operation of heavy grading equipment shall be limited to between the hours of 7:00 a.m. and 5:00 p.m., Monday through Saturday. Dust generated by grading and construction activities shall be reduced by watering the soil prior to and during the activities and in accordance with South Coast Air Quality Management District Rule 402 and Rule 403. Reclaimed water shall be utilized whenever possible. Additionally, all construction equipment shall be properly muffled to reduce noise levels.

4. All equipment staging areas shall be located on the project site. Staging area, including material stockpile and equipment storage area, shall be enclosed within a 6 foot-high chain link fence. All access points in the defense shall be locked whenever the construction site is not supervised.

5. Precise grading plans for each lot shall be submitted to the Community Development Department/Planning Division for approval prior to issuance of building permits. (This may be on an incremental or composite basis).

6. Grading of the subject property shall be in accordance with the California Building Code, City Grading Ordinance, Hillside Management Ordinance and acceptable grading practices.

7. The maximum grade of driveways serving building pad areas shall be 15 percent. In hillside areas driveway grades exceeding 10 percent shall have parking landings with a minimum 16 feet deep and shall not exceed five (5) percent grade or as required by the City Engineer. Driveways with a slope of 15 percent shall incorporate grooves for traction into the construction as required by the City Engineer.

8. At the time of submittal of the 40-scale grading plan for plan check, a detailed soils and geology report shall be submitted to the City Engineer for approval. Said report shall be prepared by a qualified engineer and/or geologist licensed by the State of California. Prior to the issuance of a grading permit, the report shall address, but not be limited to the following:
   a. Stability analyses of daylight shear keys with a 1:1 projection from daylight to slide plane; a projection plane shall have a safety factor of 1.5.
   b. All soils and geotechnical constraints (i.e., landslides, shear key locations, etc.,) shall be delineated in detail with respect to proposed building envelopes. Restricted use areas and structural setbacks shall be considered and delineated prior to recordation of the final map.
   c. Soil remediation measures shall be designed for a "worst case" geologic interpretation subject to verification in the field during grading.
   d. The extent of any remedial grading into natural areas shall be clearly defined on the grading plans.
   e. Areas of potential for debris flow shall be defined and proper remedial measures implemented as approved by the City Engineer.
   f. Gross stability of all fill slopes shall be analyzed as part of geotechnical report, including remedial fill that replaces natural slope.
   g. Stability of all proposed slopes shall be confirmed by analysis as approved by the City Engineer.
   h. All geologic data including landslides and exploratory excavations must be shown on a consolidated geotechnical map using the 40-scale final grading plan as a base.
   i. All geotechnical and soils related findings and recommendations shall be reviewed and approved by the City Engineer prior to issuance of any grading permits and recordation of the final map.

9. Prior to issuance of grading permits, storm drain improvement plans shall be approved by the City Engineer and Los Angeles County Public Works Department and surety shall be posted and an agreement executed guaranteeing completion of all drainage facilities to the satisfaction of the City Engineer.

10. Final grading plans shall be designed in compliance with the recommendations of the final detailed soils and engineering geology reports. All remedial earthwork specified in the final report shall be incorporated into the grading plans. Final grading plans shall be signed and stamped by a California registered Civil Engineer, registered Geotechnical Engineer and registered Engineering Geologist and approved by the City Engineer.

11. A Standard Urban Stormwater Management Plan (SUSMP) conforming to City Ordinance is required to be incorporated into the grading plan and approved by the City Engineer. The applicant shall incorporate Structural or Treatment Control Best Management Practices for storm water runoff into the grading plans for construction and post-construction activities respectively.

12. All slopes shall be seeded per landscape plan and/or fuel modification plan with native grasses or planted with ground cover, shrubs, and trees for erosion control upon completion of grading or some other alternative method of erosion control shall be completed to the satisfaction of the City Engineer and a permanent irrigation system shall be installed.

13. An erosion control plan shall be approved by the City Engineer. Erosion control plans shall be made in accordance to the City's NPDES requirements.

14. Submit a stockpile plan showing the proposed location for stockpile for grading export materials, and the route of transport.

15. Prepare a horizontal control plan and submit concurrently with the grading plan for review and approval.

16. Prior to the issuance of Building Permits, a pre-construction meeting must be held at the project site with the grading contractor, applicant, and city grading inspector at least 48 hours prior to commencing grading operations.

17. Rough Grade certifications by project soils engineer shall be submitted prior to issuance of building permits for the foundations of structures. Retaining wall permit may be issued without a rough grade certificate.

18. Final Grade certifications by project soils engineer and civil engineers shall be submitted to the Public Works/Engineering Department prior to the issuance of any project final inspections/certificate of occupancy.

C. DRAINAGE

1. All terrace drains and drainage channels shall be constructed in muted earth tones so as not to impart adverse visual impacts. Terrace drains shall follow

landform slope configuration and shall not be placed in an exposed positions. All down drains shall be hidden in swales diagonally or curvilinear across a slope face.

2. All drainage improvements necessary for dewatering and protecting the subdivided properties shall be installed prior to issuance of building permits, for construction upon any parcel that may be subject to drainage flows entering, leaving, or within a parcel relative to which a building permit is requested.

3. All identified flood hazard locations within the tentative map boundaries which cannot be eliminated as approved by the City Engineer shall be shown on the final map and delineated as "Flood Hazard Area."

4. Storm drainage facilities shall be constructed within the street right-of-way or in easements satisfactory to the City Engineer and the Los Angeles County Flood Control Districts. All storm drain facilities plans shall be plan checked by the City and County of Los Angeles and all fees required shall be paid by the applicant.

5. A final drainage study and final drainage/storm drain plan in a 24" x 36" sheet format shall be submitted to and approved by the City Engineer and Los Angeles Public Works Department prior to grading permit. All drainage facilities shall be designed and constructed as required by the City Engineer and in accordance with County of Los Angeles Standards. Private (and future) easements for storm drain purposes shall be offered and shown on the final map for dedication to the City.

6. Prior to the issuance of a grading permit, a complete hydrology and hydraulic study shall be prepared by a Civil Engineer registered in the State of California to the satisfaction of the City Engineer and Los Angeles Public Works Department.

7. A comprehensive maintenance plan/program shall be submitted concurrently with the storm drain plans to the Public Works/Engineering Department for review and approval by the City Engineer.

D. **STREET IMPROVEMENT**

1. The applicant shall replace and record any centerline ties and monuments that are removed as part of this construction with the Los Angeles County Public Works Survey Division.

2. Prior to the issuance of any City permits, the applicant shall provide written permission to the satisfaction of the City from any property owners which will be affected by offsite grading.

3. Street improvement plans in a 24" x 36" sheet format, prepared by a registered Civil Engineer, shall be submitted to and approved by the City Engineer. Streets shall not exceed a maximum slope of 12 percent.

4. New street centerline monuments shall be set at the intersections of two or more streets, intersections of two or more streets, intersections of streets with tract boundaries and to mark the beginning and ending of curves or the points of intersection of tangents thereof. Survey notes showing the ties between all monuments set and four (4) durable reference points for each shall be submitted to the City Engineer for approval in accordance with City Standards, prior to issuance of Certificate of Occupancy.

5. The design and construction of private street improvements shall be set to City and County standards and designed to a design speed of 35 mph.

6. Prior to final map recordation, the applicant shall submit plans delineating the improvement and extension of Crooked Creek Drive for the City's review and approval. The improvement and extension shall occur within the project site boundaries of the proposed map. The improvement and extension of Crooked Creek Drive shall be completed prior to final inspection of grading activities.

E. UTILITIES

1. Easements, satisfactory to the City Engineer and the utility companies, for public utility and public services purposes shall be offered and shown on the detailed site plan for dedication to the City.

2. Prior to final map approval, a water system with appurtenant facilities to serve all lots/parcels in the land division designed to the Walnut Valley Water District (WVWD) specifications shall be provided and approved by the City Engineer. The system shall include fire hydrants of the type and location as determined by the Los Angeles County Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows to the satisfaction of the City Engineer, WVWD and Fire Department.

3. Prior to final map approval, the applicant shall construct or enter into an improvement agreement with the City guaranteeing construction of the necessary improvements to the existing water system according to Walnut Valley Water District (WVWD) specifications to accommodate the total domestic and fire flows as may be required by the City Engineer, WVWD and Fire Department.

4. Prior to final map approval or issuance of building permit whichever comes first, written certification that all utility services and any other service related

to the site shall be available to serve the proposed project and shall be submitted to the City. Such letters shall be issued by the district, utility and cable television company, if applicable, within ninety (90) days prior issuance of grading permits.

5. Prior to recordation of final map, applicant shall provide separate underground utility services to each parcel per Section 21.30 of Title 21 of the City Code, including water, gas, electric power, telephone and cable TV, in accordance with the respective utility company standards. Easements required by the utility companies shall be approved by the City Engineer.

6. Applicant shall relocate and underground any existing on-site utilities to the satisfaction of the City Engineer and the respective utility owner.

7. Underground utilities shall not be constructed within the drip line of any mature tree except as approved by a registered arborist.

F. SEWERS

1. Prior to final map approval, applicant shall submit a sanitary sewer area study to the City and County Engineer to verify that capacity is available in the sewerage system to be used as the outfall for the sewers in this land division. If the system is found to be of insufficient capacity, the problem shall be resolved to the satisfaction of the County Engineer.

2. Each dwelling unit shall be served by a separate sewer lateral which shall not cross any other lot lines. The sanitary sewer system serving the tract shall be connected to the City or District sewer system. Said system shall be of the size, grade and depth approved by the City Engineer, County Sanitation District and Los Angeles County Public Works and surety shall be provided and an agreement executed prior to approval of the final map.

3. Applicant shall obtain connection permit(s) from the City and County Sanitation District prior to issuance of building permits. The area within the tentative map boundaries shall be annexed into the County Consolidated Sewer Maintenance District and appropriate easements for all sewer main and trunk lines shall be shown on the final map and offered for dedication on the final map.

4. Applicant, at applicant's sole cost and expense, shall construct the sewer system in accordance with the City, Los Angeles County Public Works Division and County Sanitation District Standards prior to occupancy.

G. TRAFFIC MITIGATIONS

1. All traffic mitigations shall be implemented and constructed in accordance with the traffic report prepared by Overland Traffic Consultants, Inc. dated October 2002 and revised September 2003 and conditions of project approval for the VTTM No. 54081, prior to issuance of the certificate of occupancy

APPLICANT SHALL CONTACT THE BUILDING AND SAFETY DIVISION, (909) 839-7020, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

1. Plans shall conform to State and Local Building Code (i.e., 2001 California Building Code, California Plumbing Code, California Mechanical Code, and the 2001 National Electrical Code) requirements and all other applicable construction codes, ordinances and regulations in effect at the time of plan check submittal.

2. Submit Public Works/Engineering Department approved grading plans showing clearly all finish elevations, drainage, and retaining walls locations.

3. All retaining walls shall be submitted to the Building & Safety and Public Work Departments for review and approval.

4. Submit grading plans showing clearly all finish elevations, drainage, and retaining wall locations. No building permits shall be issued prior to submitting a pad certification.

APPLICANT SHALL CONTACT THE LOS ANGELES COUNTY FIRE PREVENTION FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

1. Emergency access shall be provided, maintaining free and clear, a minimum 28 foot at all times during construction in accordance with Fire Department requirements.

2. Prior to the issuance of any building permits for combustible construction, evidence shall be submitted to the Fire Department that temporary water supply for fire protection is available pending completion of the required fire protection system.

3. Prior to recordation, the final map shall comply with all Fire Department requirements.

END

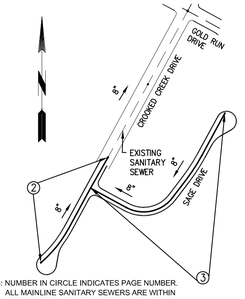
BENCH MARKS

BM NO. - FG 4199 Elev. 681.939

RDBM TAG IN SOUTH CURB OF DIAMOND BAR BLVD. 1 FOOT WEST OF BCR @ S.W. CORNER OF BREA CANYON ROAD AN DIAMOND BAR BLVD. 42 FEET WEST OF CENTERLINE INTERSECTION

1988 DATUM

PER TITLE 20.24.140 OF LA COUNTY CODE, OBSTRUCTING ACCESS TO SEWER FACILITIES IS PROHIBITED. NO OBJECT DIFFICULT TO REMOVE SHALL BE LOCATED OVER THE SEWER EASEMENT(S) AS TO INTERFERE WITH READY ACCESS TO SEWER FACILITIES.



NOTES: NUMBER IN CIRCLE INDICATES PAGE NUMBER.
ALL MAINLINE SANITARY SEWERS ARE WITHIN THE SANITARY SEWER EASEMENT (IF APPLICABLE)

INDEX MAP

SCALE: 1" = 300'

CSMD INDEX E-2349 & E-2350

P.C. _____ TR. NO. 54081

THOMAS GUIDE PAGE: 709

LEGEND:

EXISTING SEWER	——— ——— ———	
PROPOSED 8" VCP	——— ——— ———	(1291 LF)
MANHOLE	o	(7 EA)
CENTERLINE	——— — ———	
SEWER LATERAL	—Ⓢ—	(16 EA)
WATER LATERAL	—Ⓦ—	
BACKWATER VALVE	BWV	(3 EA)
STATIONS	00+00.00	

LEGEND OF ABBREVIATIONS

BEGIN CURVE	BC
CENTERLINE	CL
END CURVE	EC
FLOW LINE	FL
FINISHED SURFACE	FS
INVERT ELEVATION	IE
NOT TO SCALE	NTS
SEWER MANHOLE	SMH
STANDARD PLAN	SP
SANITARY SEWER	SS
STREET	ST
TOP OF CURB	TC
TOP OF WALL	TW
TYPICAL	TYP
VITRIFIED CLAY PIPE	VCP

NO.	REVISION	REVISED BY	APPROVED BY	DATE

A. STORMWATER POLLUTION PLAN NOTES

1. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORMWATER FROM THE PROJECT SITE AT ALL TIMES.
2. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
4. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
8. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
9. THE FOLLOWING BMPS AS OUTLINED IN, BUT NOT LIMITED TO, THE LATEST EDITION OF THE CALIFORNIA BMP HANDBOOK (CONSTRUCTION) OR CALTRANS STORMWATER QUALITY HANDBOOKS (CONSTRUCTION SITE BMP MANUAL), MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE PROJECT ENGINEER OR THE BUILDING OFFICIAL).

EROSION CONTROL

- EC1 SCHEDULING
- EC2 PRESERVATION OF EXISTING VEGETATION
- EC3 HYDRAULIC MULCH
- EC4 HYDROSEED
- EC5 SOIL BINDERS
- EC6 STRAW MULCH
- EC7 GEOTEXTILES & MATS
- EC8 WOOD MULCHING
- EC9 EARTH DIKES AND DRAINAGE SWALES
- EC10 VELOCITY DISSIPATION DEVICES
- EC11 SLOPE DRAINS
- EC12 STREAMBANK STABILIZATION
- EC13 RESERVED
- EC14 COMPOST BLANKETS
- EC15 SOIL PREPARATION/ROUGHENING
- EC16 NON-VEGETATED STABILIZATION

WIND EROSION CONTROL

- WE1 WIND EROSION CONTROL

EQUIPMENT TRACKING CONTROL

- TC1 STABILIZED CONSTRUCTION ENTRANCE EXIT
- TC2 STABILIZED CONSTRUCTION ROADWAY
- TC3 ENTRANCE/OUTLET TIRE WASH

NON-STORM WATER MANAGEMENT

- NS1 WATER CONSERVATION PRACTICES
- NS2 DEWATERING OPERATIONS
- NS3 PAVING AND GRINDING OPERATIONS
- NS4 TEMPORARY STREAM CROSSING
- NS5 CLEAR WATER DIVERSION
- NS6 ILLICIT CONNECTION/DISCHARGE
- NS7 POTABLE WATER/IRRIGATION
- NS8 VEHICLE AND EQUIPMENT CLEANING
- NS9 VEHICLE AND EQUIPMENT FUELING
- NS10 VEHICLE AND EQUIPMENT MAINTENANCE
- NS11 PILE DRIVING OPERATIONS
- NS12 CONCRETE CURING
- NS13 CONCRETE FINISHING
- NS14 MATERIAL AND EQUIPMENT USE
- NS15 DEMOLITION ADJACENT TO WATER
- NS16 TEMPORARY BATCH PLANTS

WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL

- WM1 MATERIAL DELIVERY AND STORAGE
- WM2 MATERIAL USE
- WM3 STOCKPILE MANAGEMENT
- WM4 SPILL PREVENTION AND CONTROL
- WM5 SOLID WASTE MANAGEMENT
- WM6 HAZARDOUS WASTE MANAGEMENT
- WM7 CONTAMINATION SOIL MANAGEMENT
- WM8 CONCRETE WASTE MANAGEMENT
- WM9 SANITARY/SEPTIC WASTE MANAGEMENT
- WM10 LIQUID WASTE MANAGEMENT

TEMPORARY SEDIMENT CONTROL

- SE1 SILT FENCE
- SE2 SEDIMENT BASIN
- SE3 SEDIMENT TRAP
- SE4 CHECK DAM
- SE5 FIBER ROLLS
- SE6 GRAVEL BAG BERM
- SE7 STREET SWEEPING AND VACUUMING
- SE8 SANDBAG BARRIER
- SE9 STRAW BALE BARRIER
- SE10 STORM DRAIN INLET PROTECTION
- SE11 ACTIVE TREATMENT SYSTEMS
- SE12 TEMPORARY SILT DIKE
- SE13 COMPOST SOCKS & BERMS
- SE14 BIOFILTER BAGS

THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONTINUED MAINTENANCE OF PCXXXXX SANITARY SEWER UNTIL THE COUNTY FORMALLY ACCEPTS IT FOR MAINTENANCE. ALL MAINLINE, MANHOLES AND LATERALS SHALL BE PROTECTED FROM DAMAGE AND INFILTRATION.

EXISTING SEWER SYSTEM SHALL BE OPERATIONAL AT ALL TIMES DURING CONSTRUCTION/RECONSTRUCTION. NOTIFY AFFECTED HOMEOWNERS AT LEAST 72 HRS IN ADVANCE.

BWV BACKWATER VALVES MAY BE NECESSARY FOR LOTS/BUILDING/UNITS

SEWER VIDEO OF ALL SEGMENTS SHALL BE SUBMITED PRIOR TO PARTIAL FIELD ACCEPTANCE (95%) AND COMPLETED FIELD ACCEPTANCE (98%). FINAL MAP AND AS-BUILT SEWER PLANS SHALL BE SUBMITTED PRIOR TO PARTIAL FIELD ACCEPTANCE

SEWER LATERALS SHOWN ON PLANS ARE FOR REFERENCE ONLY.

ALL SANITARY SEWER MANHOLE SHAFTS AND FRAMES SHALL BE WATERTIGHT WITH APPROVED JOINT SEALING COMPOUND.

B. STANDARD PLANS:

THE FOLLOWING LATEST REVISED STANDARD PLANS ON FILE IN THE OFFICE OF THE FOLLOWING DEPARTMENT SHALL APPLY IN THE CONSTRUCTION OF THIS PROJECT.

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS

2000-0	LEGEND FOR SANITARY SEWER PLANS AND PROFILES AND DISTRICT MAPS.	2024-1	WYE OR TEE SUPPORT.
2003-2	REINFORCED PRECAST CONCRETE MANCHOLE.	2026-1	EROSION PROTECTION IN STEEP SLOPES.
2015-1	STANDARD MANHOLE STEP.	2027-1	ALLOWABLE TRENCH WIDTHS.
2021-1	BEDDING FOR SEWER PIPE.	6008-1	MINIMUM PUBLIC SAFETY REQUIREMENTS.
2023-2	CRADLING AND ENCASEMENT.	2100-1	REQUIREMENT'S FOR SANITARY SEWERS NEAR WATER MAINS

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION (SPPWC)

200-3	PRECAST CONCRETE SEWER MANHOLE (7 EA)	221-2	PIPE ANCHORS AND BACKFILL STABILIZERS
207-2	PRECAST REINFORCED CONCRETE MANHOLE BASE	222-2	HOUSE CONNECTION SEWER
208-2	BREAKING INTO EXISTING MANHOLES (1 EA)		
210-3	MANHOLE FRAME AND COVER LOCKING TYPE		

COUNTY SANITATION DISTRICT (CSD) NOTES:

1. NO CONNECTION FOR THE DISPOSAL OF INDUSTRIAL WASTES SHALL BE MADE TO SEWERS SHOWN ON THESE DRAWINGS UNTIL A PERMIT FOR INDUSTRIAL WASTE WATER DISCHARGE HAS BEEN ISSUED BY THE COUNTY SANITATION DISTRICTS FOR SAID CONNECTIONS.
2. PRIOR TO FINAL ACCEPTANCE OF THE PROJECT, NOTIFY THE CSD SUPERINTENDENT OF MAINTENANCE AT (310) 638-1161 TO REPORT COMPLETION OF CONSTRUCTION OF THIS LOCAL SEWER THAT INDIRECTLY CONNECTS TO THE CSD SEWER SYSTEM.

NOTES:
ANY DAMAGE TO THE SEWER LINE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER. ALL GRADING AND CONSTRUCTION OCCURRING OVER AND THE VICINITY OF THE EXISTING SEWER SHALL BE PERFORMED IN THE PRESENCE OF A COUNTY INSPECTOR. WHERE APPLICABLE, THE SEWERS SHALL BE PROTECTED PER STD. PLAN 2023-2 AT ALL SIGNIFICANT CROSSINGS.

PRIVATE CONTRACT SEWER GENERAL NOTES

1. A SEWER CONSTRUCTION PERMIT SHALL BE OBTAINED AND A FEE PAID FOR CONSTRUCTION INSPECTION AND RECORD PLANS TO THE COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS AT THE PERMIT COUNTER, 900 SOUTH FREMONT AVENUE, 3RD FLOOR, ALHAMBRA, AT LEAST 72 HOURS PRIOR TO STARTING WORK UNDER THIS PERMIT. COPIES OF ALL OTHER REQUIRED PERMITS, SUCH AS ROAD EXCAVATION, CALTRANS, ETC., MUST BE FILLED WITH THE PERMIT APPLICATION.
2. WHEN WORK IS WITHIN A CONTRACT CITY, A SEWER CONSTRUCTION PERMIT SHALL BE OBTAINED AND A FEE PAID FOR CONSTRUCTION INSPECTION AND RECORD PLANS TO THE CITY. THE CONTRACTOR MUST CONTACT THE DIRECTOR OF PUBLIC WORKS OF THAT CITY TO DETERMINE THE LOCATION TO PAY THE INSPECTION FEES.
3. PRIOR TO ISSUANCE OF ANY PERMIT, THE CONTRACTOR SHALL FILE A PERMIT FOR EXCAVATIONS AND TRENCHES FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY, AND A CERTIFICATE OR WORKER'S COMPENSATION INSURANCE WITH THE DEPARTMENT OF PUBLIC WORKS OR THE CITY OF DIAMOND BAR, NAMED AS THE CERTIFICATE HOLDER OR BOTH AS APPLICABLE. THE COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS AND/OR THE CITY OF DIAMOND BAR SHALL BE NOTIFIED 30 DAYS PRIOR TO CANCELLATION OF THE INSURANCE POLICY.
4. IF WORK IS DONE IN A STATE HIGHWAY, A PERMIT MUST BE OBTAINED FROM THE STATE OF CALIFORNIA DIVISION OF HIGHWAYS, 120 SOUTH SPRING STREET, LOS ANGELES, CALIFORNIA.
5. THE CONTRACTOR SHALL CONTACT THE DISTRICT OFFICE LISTED ON THE "APPLICATION FOR CONSTRUCTION PERMIT" TO ARRANGE FOR AN ACCEPTABLE CONSTRUCTION START DATE.
6. APPROVAL OF THIS PLAN BY THE COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS OR THE CITY OF DIAMOND BAR DOES NOT CONSTITUTE A REPRESENTATION AS TO ACCURACY OF THE LOCATION OF OR THE EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITY PIPE OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THIS NOTE APPLIED TO ALL PAGES.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST APPROVED EDITION OF THE "STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION" INCLUDING SUPPLEMENTS (IF THERE IS ANY). THE LATEST "ADDITIONS AND AMENDMENTS TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION," AND SHALL BE PROCESSED ONLY IN THE PRESENCE OF THE COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS OR THE CITY OF DIAMOND BAR.
8. THE CONTRACTOR'S ATTENTION IS DIRECT TO SECTION 7-10.4.2 OF THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" IN REGARD TO SAFETY ORDERS AND SHALL CONFORM TO THE "MINIMUM PUBLIC SAFETY REQUIREMENT" AS SHOWN ON COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS STANDARD PLAN NO. 6008-1.
9. ELEVATIONS ARE IN FEET ABOVE U.S.C. AND G.S. SEA LEVEL DATUM OF 1988.
10. NO REVISIONS SHALL BE MADE IN THESE PLANS WITHOUT THE APPROVAL OF THE COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS OR THE CITY OF DIAMOND BAR.
11. NO REPRESENTATIVE OF THE COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS OR THE CITY OF DIAMOND BAR WILL SURVEY OR LAYOUT ANY PORTION OF THE WORK.
12. GRADES TO WHICH THIS IMPROVEMENT IS TO BE CONSTRUCTED ARE SHOWN ON PLANS AND PROFILES. GRADE POINT FOR TOP OF CURBS, CENTERLINE OF STREETS, OR CENTERLINE OF ALLEYS, IS SHOWN BY" CIRCLES ON PROFILES AT" ALL POINTS BETWEEN SAID DESIGNED POINTS. THE GRADE SHALL BE ESTABLISHED SO AS TO CONFORM TO A STRAIGHT LINE DRAWN BETWEEN SAID DESIGN POINTS.
13. THE PRIVATE ENGINEER SHALL FURNISH THE COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORK OR THE CITY OF DIAMOND BAR WITH GRADE SHEETS AND STATIONING FOR ALL HOUSE LATERALS AND "Y" AND "T" BRANCHES AND SHALL PROVIDE STAKES FOR THEM AT THEIR PROPER LOCATIONS WITH STATIONING PLAINLY MARKED. ALL HOUSE LATERALS SHALL BE CONSTRUCTED IN A STRAIGHT ALIGNMENT AT RIGHT ANGLES FROM THE MAIN LINE SEWER EXCEPT AS SHOWN ON THE PLANS. HOUSE LATERALS FROM CHIMNEYS SHALL NOT HAVE AN ANGLE OF LESS THAN 45 DEGREES WITH THE M.L. SEWER. ANY CHANGE IN ALIGNMENT SHALL BE REQUESTED IN WRITING BY THE PRIVATE ENGINEER.
14. THE PRIVATE ENGINEER SHALL FURNISH THE HOUSE LATERAL DEPTH AT THE PROPERTY LINE BELOW THE TOP OF CURB ELEVATION FOR EACH HOUSE LATERAL ON THE GRADE SHEET.
15. AN APPROVED BACKWATER VALVE IS REQUIRED WHEN THE PAD IS LOWER IN ELEVATION THAN THE TOP OF THE NEXT UPSTREAM MANHOLE.
16. CONTACT ENVIRONMENTAL PROGRAMS DIVISION FOR AN INDUSTRIAL WASTE DISCHARGE PERMIT AT (626) 458-3517.

CONSTRUCTION NOTES

1. PROVIDE SURVEY STAKES ON THE PROPERTY LINE OR PROPERTY LINES PRODUCED AT RIGHT ANGLES TO THE SEWER LINE AT THE CENTERLINE OF EACH MANHOLE.
2. VITRIFIED CLAY PIPE JOINTS SHALL BE TYPE "D" OR "G" PER "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" SECTION 208-2.
3. IF A POWER POLE IS WITHIN THREE FEET OF THE SEWER, THE SEWER SHALL BE ENCASED, PER LACDPW STANDARD PLAN 2023-2, CASE II, TWO FEET ON EACH SIDE FROM THE POINT OF INTERFERENCE.
4. ALL JOINTS BETWEEN CAST-IRON PIPE AND VITRIFIED CLAY SHALL BE MADE WITH A RUBBER SLEEVE JOINT, TYPE "D" (WITH BUSHING IF NECESSARY), PER "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" SECTION 208-2.
5. HOUSE LATERALS TO BE CONSTRUCTED WITH INVERTS AT THE PROPERTY LINE 6 FEET BELOW CURB GRADE EXCEPT AS NOTED.
6. WYE OR TEE BRANCHES MAY BE USED FOR CONNECTIONS TO THE MAINLINE SEWERS EXCEPT AS NOTED.
7. IF DURING THE COURSE OF CONSTRUCTION IT IS DETERMINED THAT THERE IS LESS THAN FOUR FEET OF COVER OVER THE TOP OF A MAINLINE OR HOUSE LATERAL V.C.P. SEWER, WHICH IS NOT INDICATED ON THE PLANS, THE PIPES SHALL BE ENCASED PER LACDPW STANDARD PLAN 2023-2, CASE II, UNLESS OTHERWISE APPROVED BY THE COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS OR THE CITY OF DIAMOND BAR.
8. ALL STRUCTURES SHALL BE EITHER BRICK SEWER MANHOLES PER LACDPW STANDARD PLAN S-3 (SPPWC 203-2), OR PRECAST CONCRETE SEWER MANHOLES PER LACDPW STANDARD PLAN S-36 (SPPWC 200-3), OR REINFORCED PRECAST MANHOLE PER LACDPW STANDARD PLAN 200-2, EXCEPT AS NOTED.
9. RESURFACE ALL TRENCHES WITHIN PAVED AREAS TO MEET DEPARTMENT OF PUBLIC WORK OR CALIFORNIA STATE HIGHWAY REQUIREMENTS IN ACCORDANCE WITH THE PERMITS.
10. FULL COMPLIANCE WITH SECTION 306-1.3 OF THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" WILL BE REQUIRED FOR BACKFILL IN STREET. CERTIFICATION OF BACKFILL COMPACTION, AND SAND EQUIVALENTS BY A QUALIFIED CIVIL ENGINEER SHALL BE PROVIDED BY THE PERMITTEE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF PARTIAL ACCEPTANCE.
11. ALL BACKFILL AND FILLS OUTSIDE OF THE STREET RIGHT OF WAY SHALL BE COMPACTED TO 90 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM SOIL COMPACTION TEST D 1557-78, METHOD "D", UNLESS OTHERWISE SPECIFIED. THIS SHALL BE CERTIFIED BY A QUALIFIED CIVIL ENGINEER. THIS CERTIFICATION SHALL BE SUBMITTED TO THE LAND DEVELOPMENT DIVISION, PERMIT SECTION OF THE COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS OR THE CITY OF DIAMOND BAR PRIOR TO THE ACCEPTANCE OF THE WORK BY THE COUNTY OR THE CITY OF DIAMOND BAR.
12. MANHOLE TOPS IN UNIMPROVED RIGHTS OF WAY TO BE SIX INCHES ABOVE FINISHED GRADE.
13. SEWERS TO BE TESTED FOR LEAKAGE PER SECTION 306-1.4 OF THE "STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION" AND "SPECIAL PROVISIONS FOR THE CONSTRUCTION OF SANITARY SEWER" IF APPLICABLE.
14. MANHOLE TOPS IN IMPROVED RIGHTS OF WAY TO BE LEVEL WITH FINISHED GRADE.
15. ALL WYES AND/OR HOUSE LATERALS ARE TO BE LOCATED AT LEAST 5 FEET APART, AND WHEN POSSIBLE, NOT CLOSER THAN 5 FEET TO ANY MANHOLE.
16. ALL PIPE MATERIALS SHALL BE EXTRA STRENGTH VITRIFIED CLAY PIPE OR DUCTILE IRON PIPE OR OTHER APPROVED MATERIALS BY THE COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS OR THE CITY OF DIAMOND BAR.
17. ALL DUCTILE IRON PIPE SHALL BE LINED WITH PROTECTO 401 CERAMIC EPOXY LINING.
18. CURED IN PLACE PIPE LINER SHALL BE USED FOR ALL EXTRA VITRIFIED CLAY PIPE IF LINING IS REQUIRED.
19. ALL CHIMNEYS SHALL HAVE TERMINAL CLEANOUT STRUCTURE PER SPPWC STD. PLAN 204-2.

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

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

PAUL A. PEREA L.S. 6199 DATE

PROFILE, ALIGNMENT, AND GRADE OF
SANITARY SEWERS
TO BE CONSTRUCTED IN
TRACT NO. 54081
PC NO.
2 SHEETS: 4 PAGES
COUNTY OF LOS ANGELES CALIFORNIA
CSMD INDEX E-2349 & E-2350

PAGE 1

SHEET ①

GAIL FARBER LA COUNTY DIRECTOR OF PUBLIC WORKS
RECOMMENDED BY LAND DEVELOPMENT DIVISION

BY _____ ASSISTANT DIVISION ENGINEER DATE

SUBMITTED
BY _____ FINAL MAPS, SEWER AND LANDSCAPING SUBDIVISION PLAN CHECKING SECTION DATE

CITY OF DIAMOND BAR APPROVAL

APPROVED BY _____ CITY ENGINEER

DAVID G. LIU RCE. 44053 DATE

COUNTY SANITATION DISTRICT NO. 21
OF LOS ANGELES COUNTY, CALIFORNIA
GRACE ROBINSON HYDE - CHIEF ENGINEER and GENERAL MANAGER

APPROVED BY _____ DATE: _____ OFFICE ENGINEER

CITY OF DIAMOND BAR APPROVAL

TRACT 54081 PC NO _____

CITY OF DIAMOND BAR ☐ DISCHARGE ☐ OUTLET APPROVED
WE APPROVE THIS SEWER AREA STUDY /PLAN AND CONCUR WITH THE FOLLOWING FINDINGS WITHIN THE CITY ☐ NO MITIGATION ☐ WITH MITIGATION

APPROVED BY _____ CITY ENGINEER R.C.E. DATE:

PRIVATE ENGINEERS NOTICE TO CONTRACTORS:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS IS REQUIRED BY A SEARCH OF AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THIS MAP. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THIS DRAWING. PRIOR TO EXCAVATION THE CONTRACTOR SHALL CALL TOLL FREE 1-800-422-4133 TO VERIFY THE UNDERGROUND LOCATION OF GAS AND TELEPHONE LINES. THE CONTRACTOR SHALL ALSO CALL MR. RAY CUMMINGS OF GENERAL TELEPHONE COMPANY AT 1-805-948-4871 SO THAT THEY CAN MARK THE LOCATION OF UNDERGROUND TELEPHONE LINES.

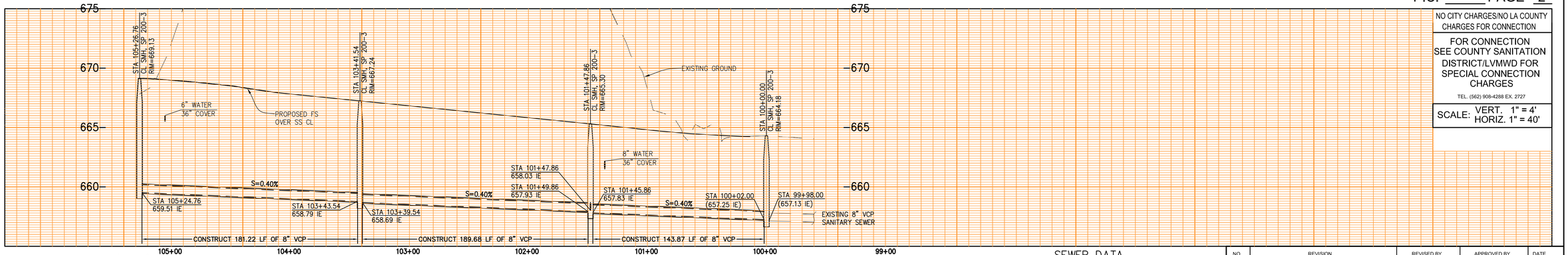
JOHN M. THOMPSON R.C.E. 82557 DATE

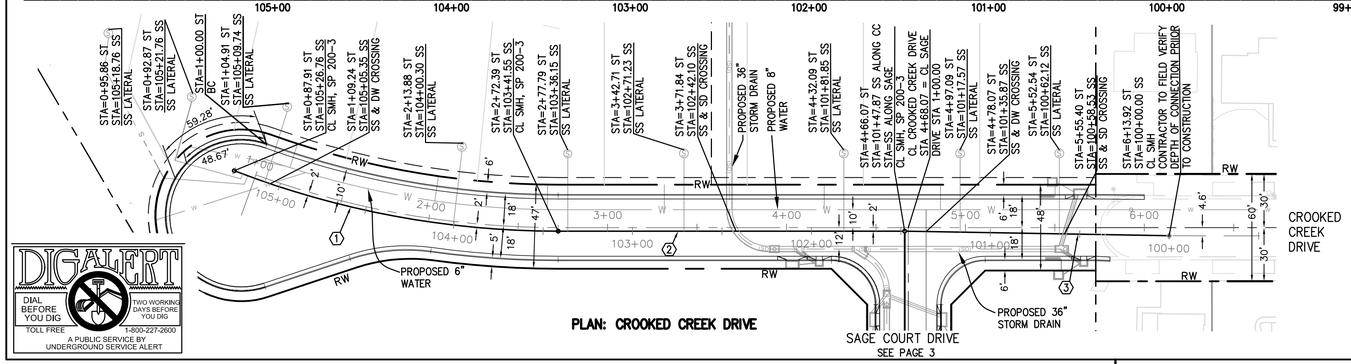
P.C. _____ PAGE 2

NO CITY CHARGES/NO LA COUNTY CHARGES FOR CONNECTION

FOR CONNECTION SEE COUNTY SANITATION DISTRICT/LVMWD FOR SPECIAL CONNECTION CHARGES
TEL. (562) 908-4288 EX. 2727

SCALE: VERT. 1" = 4'
HORIZ. 1" = 40'





PLAN: CROOKED CREEK DRIVE

SEWER DATA

	BEARING/DELTA	RADIUS	LENGTH	REMARKS
1	20° 41' 00"	502.00'	181.22'	8" VCP
2	N 28° 33' 15" E		189.68'	8" VCP
3	N 29° 33' 02" E		143.87'	8" VCP

BASIS OF BEARING
THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE BEARING OF N 28-33-15 E BEING THE CENTERLINE OF CROOKED CREEK DRIVE PER TRACT 25989 MB 714 PR 5

SCALE: 1" = 40'

25 0 50 100

REGISTERED PROFESSIONAL ENGINEER JOHN MARK THOMPSON No. 82557 CIVIL STATE OF CALIFORNIA

JOHN M. THOMPSON R.C.E. 82557 DATE

NO.	REVISION	REVISED BY	APPROVED BY	DATE

SANITARY SEWER PLANS IN
TRACT NO. 54081 PC NO.

REVIEWED BY LAND DEVELOPMENT DIVISION

BY _____ FINAL MAPS, SEWER AND LANDSCAPING SUBDIVISION PLAN CHECKING SECTION DATE

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
FOR PLAN CHECK REVIEW FOR THE CITY OF DIAMOND BAR

TTG ENGINEERS
* STRUCTURAL ENGINEERING
* MEP ENGINEERING
* CIVIL ENGINEERING &
* CONSTRUCTION SERVICES
901 VIA PIEMONTE, SUITE 400
ONTARIO, CA 91764
TELEPHONE (909)477-6915 FAX (909)477-6916

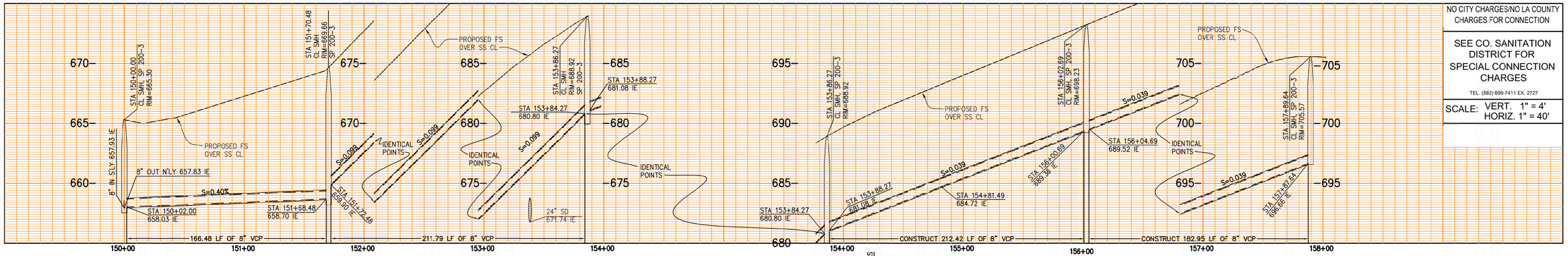
DWG

DIGALERT
DIAL BEFORE YOU DIG
TOLL FREE 1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

DPW.LACOUNTY.GOV ts-ss-dl.dgn 02/2015

P.C. _____ PAGE 3

SHEET 2



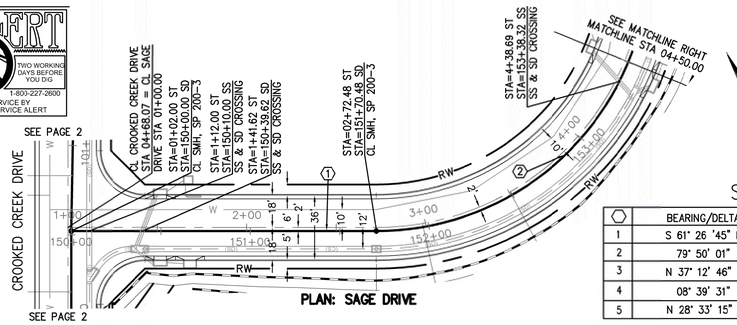
NO CITY CHARGES/NO LA COUNTY CHARGES FOR CONNECTION

SEE CO. SANITATION DISTRICT FOR SPECIAL CONNECTION CHARGES

TEL. (562) 699-7411 EX. 2727

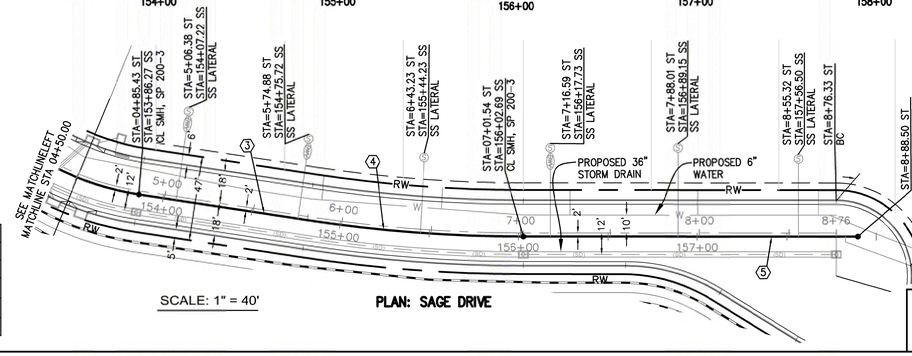
SCALE: VERT. 1" = 4'
HORIZ. 1" = 40'

DIGALERT
DIAL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT



SEWER DATA

	BEARING/DELTA	RADIUS	LENGTH	REMARKS
1	S 61° 26' 45" E		166.48'	8" VCP
2	79° 50' 01"	152.00'	211.79'	8" VCP
3	N 37° 12' 46" E		93.22'	8" VCP
4	08° 39' 31"	802.00'	121.20'	8" VCP
5	N 28° 33' 15" E		182.95'	8" VCP



REGISTERED PROFESSIONAL ENGINEER
DONALD MARK THOMPSON
No. 82557
CIVIL
STATE OF CALIFORNIA

REVIEWED BY LAND DEVELOPMENT DIVISION

BY _____
SEWER AND WATER / LANDSCAPING SECTION DATE

TTG ENGINEERS
* STRUCTURAL ENGINEERING
* MEP ENGINEERING
* CIVIL ENGINEERING &
* CONSTRUCTION SERVICES
901 VIA PIEMONTE, SUITE 400
ONTARIO, CA 91764
TELEPHONE (909)477-6915 FAX (909)477-6916

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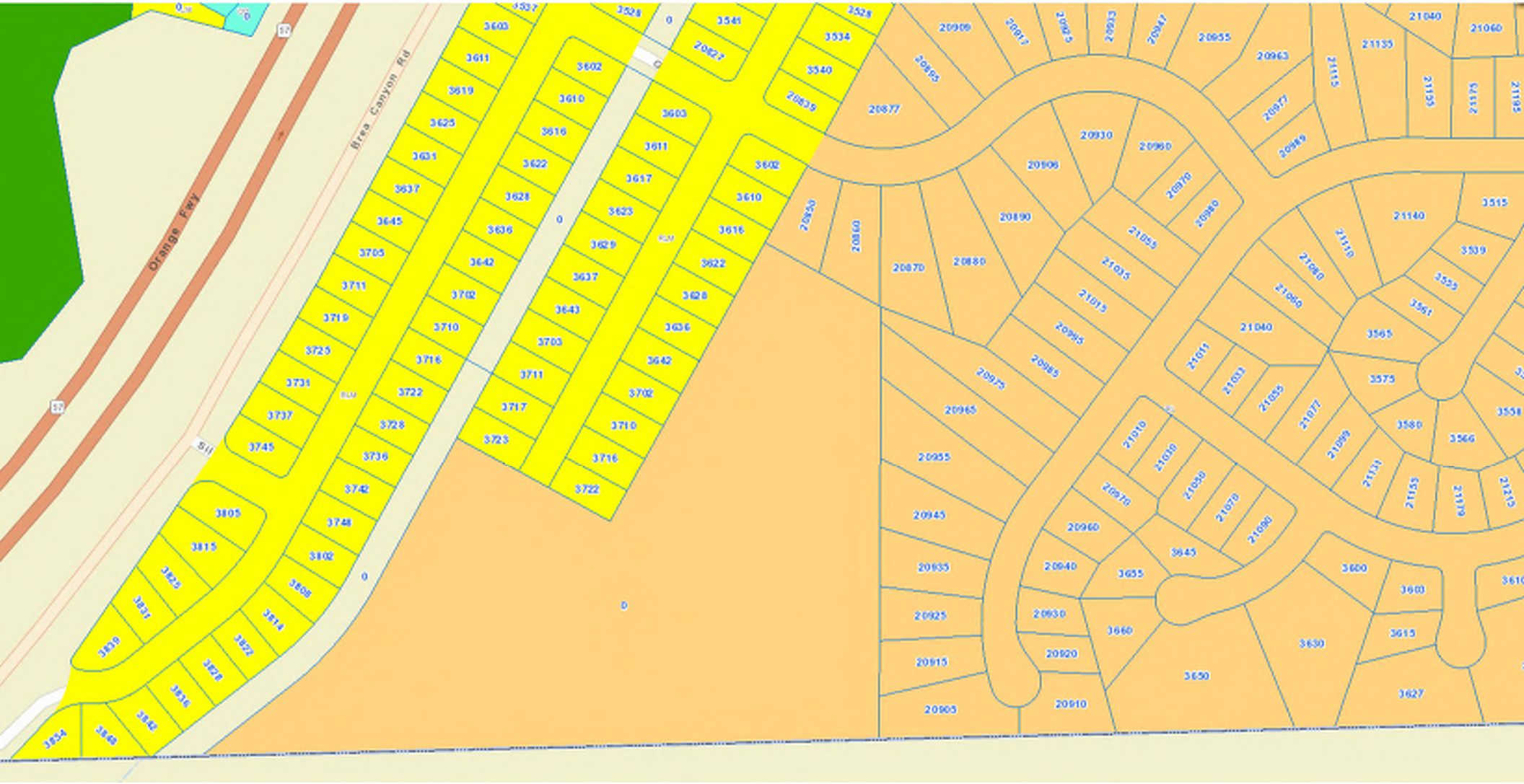
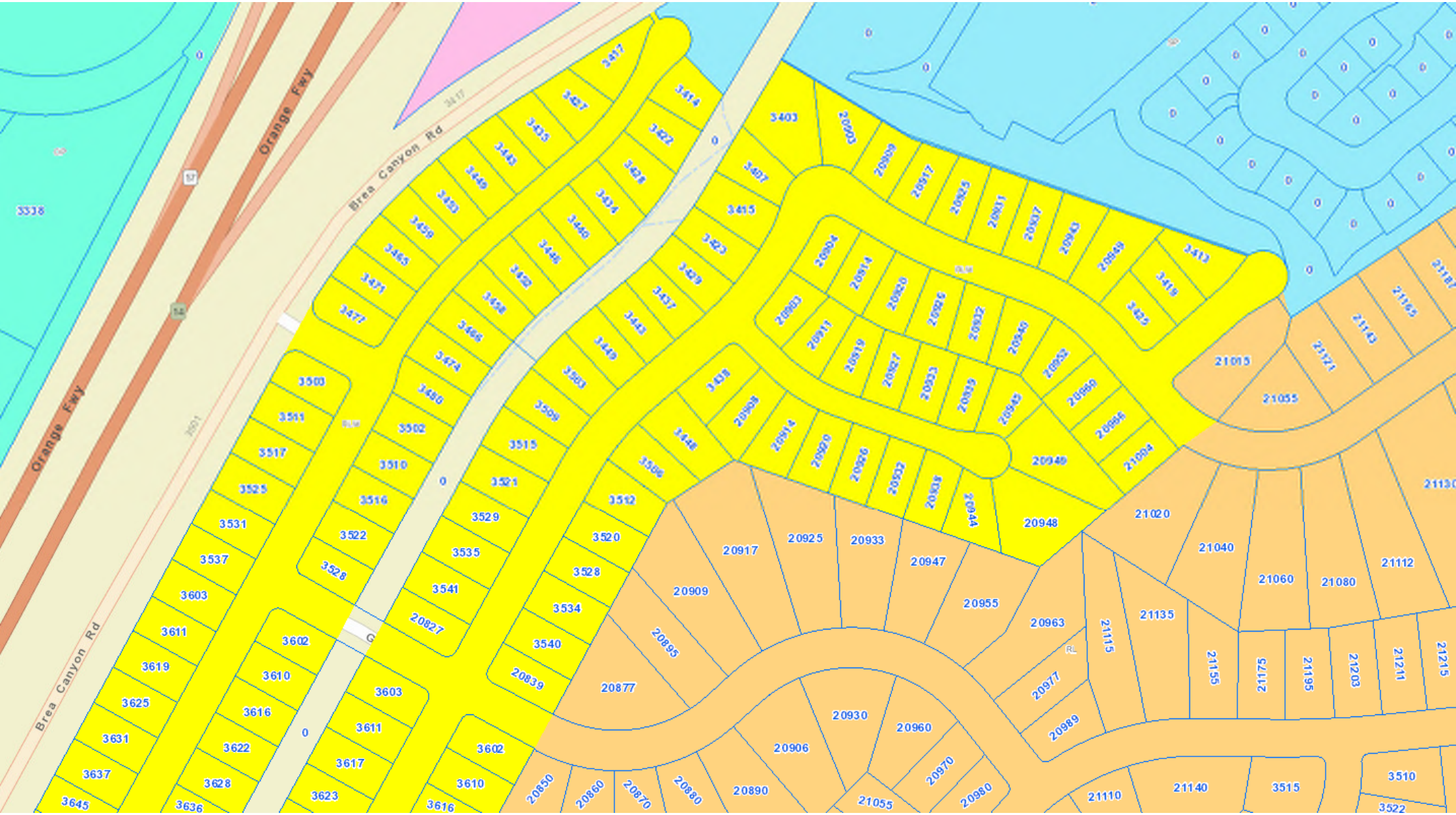
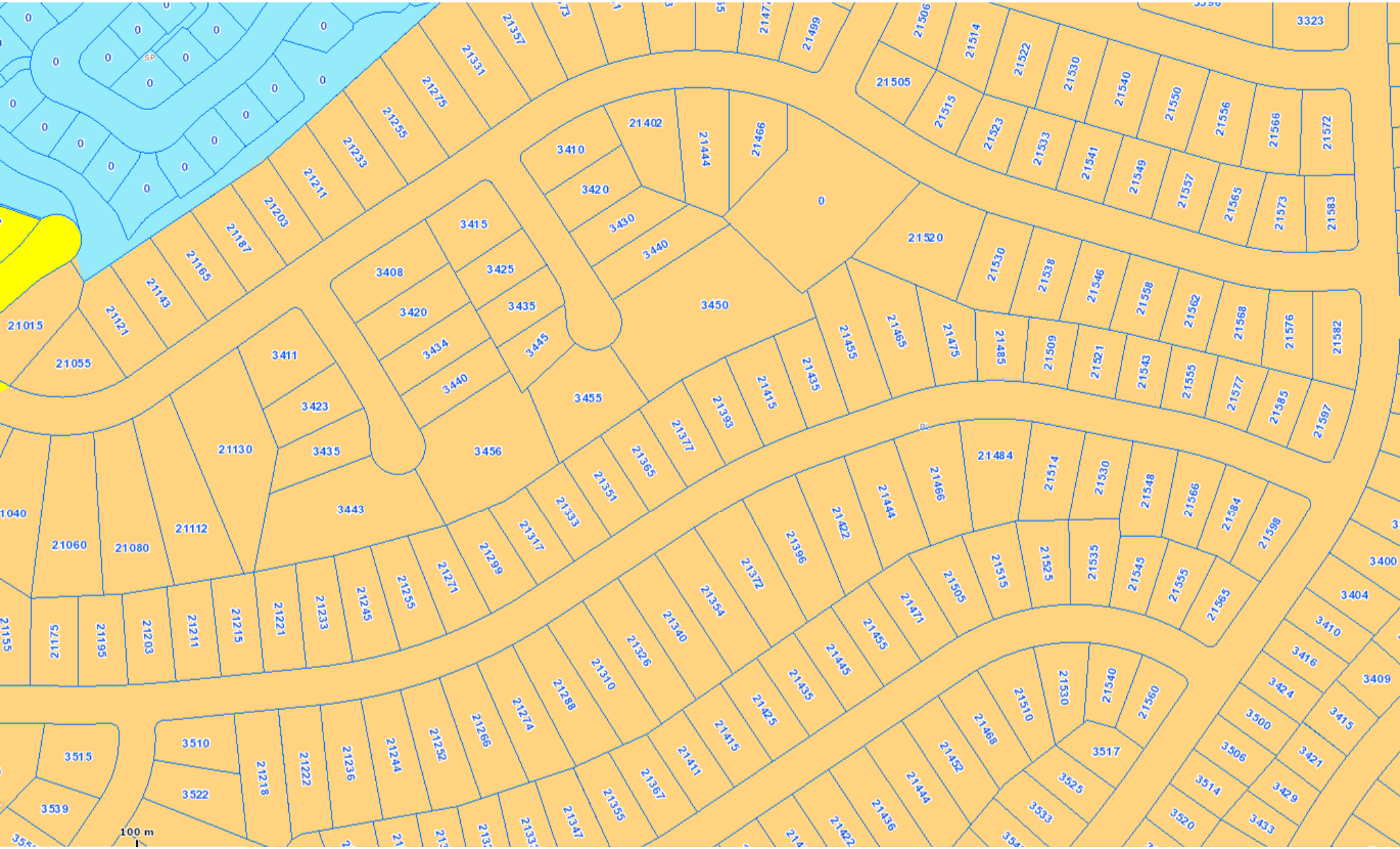


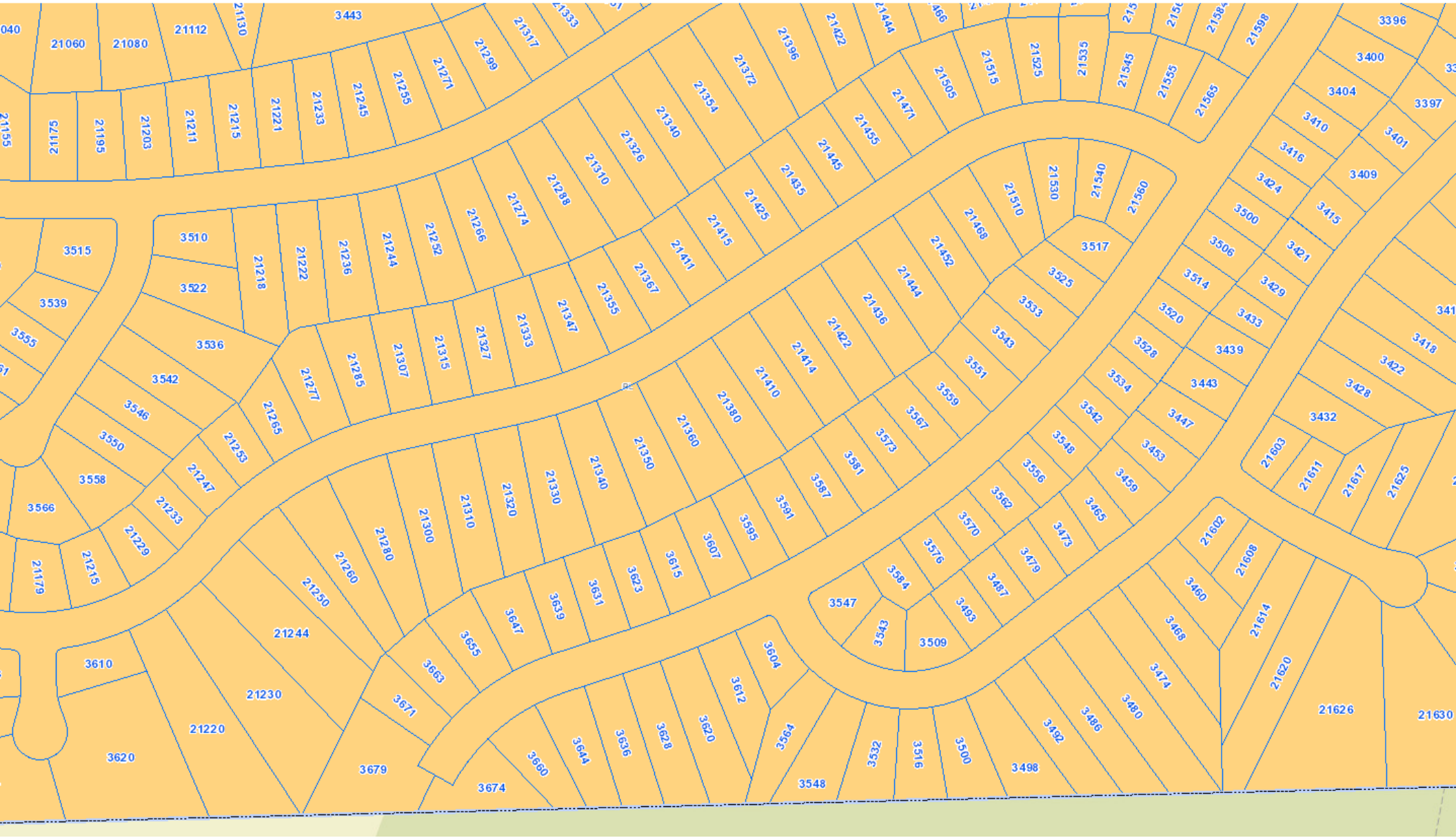
CITY OF DIAMOND BAR
ZONING MAP
PAGE 1 OF 4



CITY OF DIAMOND BAR
ZONING MAP
PAGE 2 OF 4



CITY OF DIAMOND BAR
ZONING MAP
PAGE 3 OF 4



CITY OF DIAMOND BAR
ZONING MAP
PAGE 4 OF 4

Appendix B

Bentley FlowMaster Calculations by Sewer Reach

Reach 1 Capacity - Worksheet for Circular Pipe - 8in

Project Description	
Friction Method	Kutter Formula
Solve For	Discharge

Input Data	
Roughness Coefficient	0.013
Channel Slope	0.240 %
Normal Depth	4.0 in
Diameter	8.0 in

Results	
Discharge	0.27 cfs
Flow Area	0.2 ft²
Wetted Perimeter	1.0 ft
Hydraulic Radius	2.0 in
Top Width	0.67 ft
Critical Depth	2.9 in
Percent Full	50.0 %
Critical Slope	0.825 %
Velocity	1.54 ft/s
Velocity Head	0.04 ft
Specific Energy	0.37 ft
Froude Number	0.531
Maximum Discharge	0.59 cfs
Discharge Full	0.54 cfs
Slope Full	0.063 %
Flow Type	Subcritical

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	0.0 %
Downstream Velocity	0.00 ft/s
Upstream Velocity	0.00 ft/s
Normal Depth	4.0 in
Critical Depth	2.9 in
Channel Slope	0.240 %
Critical Slope	0.825 %

Reach 2 Capacity - Worksheet for Circular Pipe - 8in

Project Description	
Friction Method	Kutter Formula
Solve For	Discharge

Input Data	
Roughness Coefficient	0.013
Channel Slope	0.240 %
Normal Depth	4.0 in
Diameter	8.0 in

Results	
Discharge	0.27 cfs
Flow Area	0.2 ft²
Wetted Perimeter	1.0 ft
Hydraulic Radius	2.0 in
Top Width	0.67 ft
Critical Depth	2.9 in
Percent Full	50.0 %
Critical Slope	0.825 %
Velocity	1.54 ft/s
Velocity Head	0.04 ft
Specific Energy	0.37 ft
Froude Number	0.531
Maximum Discharge	0.59 cfs
Discharge Full	0.54 cfs
Slope Full	0.063 %
Flow Type	Subcritical

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	0.0 %
Downstream Velocity	0.00 ft/s
Upstream Velocity	0.00 ft/s
Normal Depth	4.0 in
Critical Depth	2.9 in
Channel Slope	0.240 %
Critical Slope	0.825 %

Reach 3 Capacity - Worksheet for Circular Pipe - 10in

Project Description	
Friction Method	Kutter Formula
Solve For	Discharge

Input Data	
Roughness Coefficient	0.013
Channel Slope	0.320 %
Normal Depth	5.0 in
Diameter	10.0 in

Results	
Discharge	0.58 cfs
Flow Area	0.3 ft²
Wetted Perimeter	1.3 ft
Hydraulic Radius	2.5 in
Top Width	0.83 ft
Critical Depth	4.0 in
Percent Full	50.0 %
Critical Slope	0.718 %
Velocity	2.12 ft/s
Velocity Head	0.07 ft
Specific Energy	0.49 ft
Froude Number	0.654
Maximum Discharge	1.26 cfs
Discharge Full	1.16 cfs
Slope Full	0.083 %
Flow Type	Subcritical

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	0.0 %
Downstream Velocity	0.00 ft/s
Upstream Velocity	0.00 ft/s
Normal Depth	5.0 in
Critical Depth	4.0 in
Channel Slope	0.320 %
Critical Slope	0.718 %

Reach 4 Capacity - Worksheet for Circular Pipe - 12in

Project Description	
Friction Method	Kutter Formula
Solve For	Discharge

Input Data	
Roughness Coefficient	0.013
Channel Slope	0.320 %
Normal Depth	6.0 in
Diameter	12.0 in

Results	
Discharge	0.96 cfs
Flow Area	0.4 ft²
Wetted Perimeter	1.6 ft
Hydraulic Radius	3.0 in
Top Width	1.00 ft
Critical Depth	4.9 in
Percent Full	50.0 %
Critical Slope	0.651 %
Velocity	2.44 ft/s
Velocity Head	0.09 ft
Specific Energy	0.59 ft
Froude Number	0.687
Maximum Discharge	2.09 cfs
Discharge Full	1.92 cfs
Slope Full	0.083 %
Flow Type	Subcritical

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	0.0 %
Downstream Velocity	0.00 ft/s
Upstream Velocity	0.00 ft/s
Normal Depth	6.0 in
Critical Depth	4.9 in
Channel Slope	0.320 %
Critical Slope	0.651 %

Reach 5 Capacity - Worksheet for Circular Pipe - 12in

Project Description	
Friction Method	Kutter Formula
Solve For	Discharge

Input Data	
Roughness Coefficient	0.013
Channel Slope	0.840 %
Normal Depth	6.0 in
Diameter	12.0 in

Results	
Discharge	1.56 cfs
Flow Area	0.4 ft²
Wetted Perimeter	1.6 ft
Hydraulic Radius	3.0 in
Top Width	1.00 ft
Critical Depth	6.4 in
Percent Full	50.0 %
Critical Slope	0.687 %
Velocity	3.97 ft/s
Velocity Head	0.25 ft
Specific Energy	0.75 ft
Froude Number	1.117
Maximum Discharge	3.40 cfs
Discharge Full	3.12 cfs
Slope Full	0.213 %
Flow Type	Supercritical

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	50.0 %
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	6.0 in
Critical Depth	6.4 in
Channel Slope	0.840 %
Critical Slope	0.687 %

Reach 6 Capacity - Worksheet for Circular Pipe - 12in

Project Description	
Friction Method	Kutter Formula
Solve For	Discharge

Input Data	
Roughness Coefficient	0.013
Channel Slope	0.840 %
Normal Depth	6.0 in
Diameter	12.0 in

Results	
Discharge	1.56 cfs
Flow Area	0.4 ft²
Wetted Perimeter	1.6 ft
Hydraulic Radius	3.0 in
Top Width	1.00 ft
Critical Depth	6.4 in
Percent Full	50.0 %
Critical Slope	0.687 %
Velocity	3.97 ft/s
Velocity Head	0.25 ft
Specific Energy	0.75 ft
Froude Number	1.117
Maximum Discharge	3.40 cfs
Discharge Full	3.12 cfs
Slope Full	0.213 %
Flow Type	Supercritical

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	50.0 %
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	6.0 in
Critical Depth	6.4 in
Channel Slope	0.840 %
Critical Slope	0.687 %

Reach 7 Capacity - Worksheet for Circular Pipe - 12in

Project Description	
Friction Method	Kutter Formula
Solve For	Discharge

Input Data	
Roughness Coefficient	0.013
Channel Slope	0.840 %
Normal Depth	6.0 in
Diameter	12.0 in

Results	
Discharge	1.56 cfs
Flow Area	0.4 ft²
Wetted Perimeter	1.6 ft
Hydraulic Radius	3.0 in
Top Width	1.00 ft
Critical Depth	6.4 in
Percent Full	50.0 %
Critical Slope	0.687 %
Velocity	3.97 ft/s
Velocity Head	0.25 ft
Specific Energy	0.75 ft
Froude Number	1.117
Maximum Discharge	3.40 cfs
Discharge Full	3.12 cfs
Slope Full	0.213 %
Flow Type	Supercritical

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	50.0 %
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	6.0 in
Critical Depth	6.4 in
Channel Slope	0.840 %
Critical Slope	0.687 %

Reach 8 Capacity - Worksheet for Circular Pipe - 15in

Project Description	
Friction Method	Kutter Formula
Solve For	Discharge

Input Data	
Roughness Coefficient	0.013
Channel Slope	0.320 %
Normal Depth	11.3 in
Diameter	15.0 in

Results	
Discharge	3.28 cfs
Flow Area	1.0 ft²
Wetted Perimeter	2.6 ft
Hydraulic Radius	4.5 in
Top Width	1.08 ft
Critical Depth	8.8 in
Percent Full	75.0 %
Critical Slope	0.647 %
Velocity	3.32 ft/s
Velocity Head	0.17 ft
Specific Energy	1.11 ft
Froude Number	0.614
Maximum Discharge	3.86 cfs
Discharge Full	3.55 cfs
Slope Full	0.274 %
Flow Type	Subcritical

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Average End Depth Over Rise	0.0 %
Normal Depth Over Rise	40.0 %
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	11.3 in
Critical Depth	8.8 in
Channel Slope	0.320 %
Critical Slope	0.647 %