

APPROVED

AUG 03 2011

REPORT OF GENERAL MANAGER

NO. 11-225

DATE August 3, 2011

BOARD OF RECREATION
and PARK COMMISSIONERS

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SUNNYNOOK RIVER PARK (W.O. #E1007198) PROJECT – THIRTY-YEAR LEASE AGREEMENT WITH THE DEPARTMENT OF WATER AND POWER FOR THE USE, OPERATION, AND MAINTENANCE OF THE SUNNYNOOK RIVER PARK AREA

R. Adams	_____	K. Regan	_____
H. Fujita	_____	*M. Shull	<u><i>[Signature]</i></u>
V. Israel	_____	N. Williams	_____

[Signature]
General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve a proposed Lease, substantially in the form on file in the Board Office, between the Department of Recreation and Parks (RAP) and the Department of Water and Power (DWP) for the use, operation, and maintenance of the Sunnynook River Park land for thirty (30) years, located on the west side of the Los Angeles River to the north of Glendale Boulevard (as depicted in Exhibit A), subject to the approval of the Mayor and the City Council, and the City Attorney as to form;
2. Direct the Board Secretary to transmit the proposed Lease to the Mayor in accordance with Executive Directive No. 3 for approval, and concurrently to the City Attorney for review and approval as to form;
3. Authorize the Board President and Secretary to execute the agreement upon receipt of the necessary approvals; and,

REPORT OF GENERAL MANAGER

PG. 2

NO. 11-225

4. Approve and authorize improvements approved by the DWP to the existing City of Los Angeles property which is under the control of DWP, located on the west side of the Los Angeles River to the north of Glendale Boulevard, a portion (approximately 42,192 square feet or 0.96 acres) of the parcel further identified by Los Angeles County Assessor's Parcel Number (APN) 5435-039-903.

SUMMARY:

The project provides for the construction of a park along the existing bike path on the west side of the Los Angeles River. The area will serve as a rest area for both pedestrians and bicyclists, be landscaped with native vegetation, and have amenities such as a picnic area, benches, educational signage and art. On November 27, 2007, the City Council adopted a motion (Council File (CF) No. 07-3723) to approve the submission of a grant application to the California Resources Agency for the Sunnynook River Park project by the Bureau of Engineering (BOE). On June 25, 2008, a motion (CF No. 07-3723-S1) was adopted approving the submission of a grant application by the BOE to the Santa Monica Mountains Conservancy (SMMC) for the Sunnynook River Park project.

The Resources Agency, the California Transportation Commission has awarded to the City a grant in the amount of \$350,000 and the SMMC has awarded to the City a grant in the amount of \$1,350,000.

A portion of the Sunnynook River Park project's land is owned by Caltrans and is located between the Interstate 5 (I-5) Freeway and the DWP property. There is an Agreement for Maintenance of Landscape Area within State Highway Right of Way between the City of Los Angeles and Caltrans, Permit No. 708-NLF-1868 executed on November 12, 2009.

RAP proposes to enter into a thirty-year (30) lease with DWP for the portion of this project, approximately 0.96 acre, owned by the City of Los Angeles under the control of DWP, for the construction of landscaping and park facilities, all administrative and program activities in conjunction with the Subject Property's use as a park including any and all recreational, education and community programs within and all necessary and related administrative and maintenance activities.

Leasing of the Premises to RAP will provide the public the benefit of a safe park that will result in the creation of a continuous loop trail around this segment of the River, with a walking path, interpretive signage, enhanced habitat, and water quality improvements. The project will provide a vital pedestrian connection to the Los Angeles River for the large population that visits Griffith Park as well as to the communities of Silver Lake and Atwater Village. The park will be a key destination along the River, providing critical connections to existing facilities, along a heavily-used portion of the river bikeway, to a pedestrian bridge over the River, to a pedestrian bridge over the I-5 Freeway and to existing recreation facilities and Griffith Park.

REPORT OF GENERAL MANAGER

PG. 3

NO. 11-225

This project has support from the Department of Water and Power, the Councilmember for the Fourth District, RAP Assistant General Manager for Branch Operations and the Superintendent for the Griffith-Metro Region.

FISCAL IMPACT STATEMENT:

The project will be funded by a combination of the aforementioned funding sources. Upon commencement of this Lease, Lessee agrees to pay to Lessor the sum of one dollar (\$1.00) per year for the first five (5) year period of the Lease agreement which sum is payable in a lump sum of \$5.00 within 60 days of execution of this Lease and the fee for the next 25 years will be negotiated. Future operations and maintenance costs amounting to \$25,000 a year will be included in future departmental annual budget requests to maintain this facility, which includes a part time staff, materials and supplies. This request will provide four hours of maintenance per day, seven days a week, year round. If the funding is not granted, this facility will be included in the existing Metro Region routes resulting in a reduction in core functions on the existing route. Upon development of this project, fiscal impact could increase for maintenance.

This report was prepared by Renee Curtis, Project Manager, the Department of Public Works, Bureau of Engineering, Architectural Division, and Cid Macaraeg, Senior Manager Analyst II, Department of Recreation and Park, Real Estate and Asset Management Division. Reviewed by Larry Hsu, Manager, Los Angeles River Project Office, the Department of Public Works, Bureau of Engineering; and, Michael A. Shull, Superintendent, Department of Recreation and Parks, Planning, Construction, and Maintenance Division,

REPORT OF GENERAL MANAGER

PG. 4

NO. 11-225

ATTACHMENTS:

1. Lease Agreement
2. Exhibit A – Assessor Parcel Number 5435-039-903 Map
3. Exhibit B – Sunnynook River Park Project
4. Exhibit C – Standard Conditions for Construction
5. Exhibit D – Guidelines for Landscaping Purposes (Transmission Line Rights of Way)
6. Exhibit E – Understanding EMT Electric and Magnetic Fields

DO NOT RECORD

LEASE AGREEMENT

THIS LEASE AGREEMENT is made and entered into this _____ day of _____, _____, by and between THE LOS ANGELES DEPARTMENT OF WATER AND POWER, (hereinafter referred to as "Lessor" or alternatively "LADWP"), and LOS ANGELES DEPARTMENT OF RECREATION AND PARKS (hereinafter referred to as "Lessee") for and in consideration of the keeping and performance by Lessee of the terms and conditions hereof:

WHEREAS, The Los Angeles Department of Water and Power (LADWP) in Resolution No. 005-276, has taken action to fund and enter into Cooperative Agreement No. EDG-05-052 to participate in and fund the development of the Long-Term Master Plan for Revitalization of the Los Angeles River (LA River) and has since passed Resolution No. 008-095 to approve a Cooperative Agreement (EDG07-064) to implement the Los Angeles River Revitalization Master Plan (Implementation Agreement) and has identified important LADWP interests that will be served by its full cooperation and participation in this plan; and

WHEREAS, LADWP, the Los Angeles Department of Recreation and Parks, and the Los Angeles Department of Public Works, Bureau of Engineering have been tasked with the development of improvements to property adjacent to the LA River for recreational and other uses; and

WHEREAS, the Implementation Agreement identifies certain areas along the LA River to be developed as public park and the area subject to this lease, which will be known as Sunnynook River Park, is one such identified area; and

WHEREAS, the property subject to this lease is owned by the City of Los Angeles and is under the control of LADWP and is utilized by LADWP as a transmission right-of-way; and

WHEREAS, LADWP would like to make the portions of the right-of-way available for use by its ratepayers and the inhabitants of the City of Los Angeles; and

WHEREAS, LADWP has possession, management and control of all water and water rights in the LA River and in concert with the Los Angeles River Revitalization Master Plan, has an interest in controlling the uses and the environment along the LA River in order to enhance water quality and improve the ecological functioning of the LA River; and

THEREFORE, in consideration of the promises and covenants made herein, the Parties to this Lease Agreement do hereby agree as follows:

1. Lessor does hereby lease to Lessee that certain real property which is owned by the City of Los Angeles and under the control and jurisdiction of LADWP for the purpose of park uses over a portion of LADWP's property as shown on the drawing marked Exhibit "A", attached hereto and made a part hereof (hereinafter referred to as "Subject Premises"). LADWP finds that: (1) the limited use of the property permitted under this Lease Agreement is not presently needed for LADWP purposes; and (2) entering into this Lease Agreement will not interfere with LADWP's current purposes or uses of the property; and (3) the proposed use is in conformance with the Los Angeles River Revitalization Master Plan and therefore, as part of the plan, furthers a public purpose and the interests of LADWP. The gross leased area is estimated to be 42,192 square feet.

2. Lessor desires to lease the Subject Premises to Lessee and Lessee desires to lease same from Lessor upon all of the terms and conditions contained herein.

3. TERM

This Lease shall commence upon the effective date and terminate thirty (30) years thereafter. "Effective Date" shall mean the first date upon which all of the following shall have occurred: (1) this Agreement has been signed by LADWP by the person authorized by the Board of Commissioners of LADWP to sign on its behalf and also signed by the person authorized by the Board of Recreation and Parks Commissioners; (2) this Agreement has been approved by the Board of the respective parties; and (3) the Office of the City Attorney has indicated in writing its approval of this Lease Agreement as to form and legality.

4. USE

The uses specifically allowed pursuant to this Lease Agreement are:

- a. The construction of landscaping and park facilities as agreed to by LADWP, as shown on Exhibit "B", in addition to any modifications, changes or alterations agreed to in writing between the Parties hereto.
- b. All necessary administrative and program activities in conjunction with the Subject Property's use as a park including any and all recreational, educational and community programs involved therewith.
- c. All necessary and related administrative and maintenance activities associated therewith;

5. RENT

Upon commencement of this Lease, Lessee agrees to pay to Lessor the sum of one dollar (\$1.00) per year for the first five (5) year period of the lease agreement which sum is payable in a lump sum of \$5 within 60 days of execution of this Lease. Pursuant to Charter Section 607, the Board of Water and Power Commissioners shall set the rent for each five year period thereafter. All payments subsequent to the initial payment shall reference LADWP File P-83392, and be sent to the following address:

Department of Water and Power
Attention General Accounting, I.C. Section
P. O. Box 51212 -Room 434
Los Angeles, California 90051-0100

6. SUBORDINATION

The rights granted under this lease are subject to and subordinate to the prior and continuing rights and obligations of LADWP to use the Subject Premises in the exercise of its power and in the performance of its duties, including those as a City-owned electric power utility. Accordingly there is reserved and retained unto LADWP the right to use the Subject Premises to construct, reconstruct, maintain, repair, and use, among other things, existing and future transmission line facilities, and appurtenances in, upon, over, under, across and along the entire subject transmission right of way. LADWP may make reasonable efforts to restore affected or disturbed improvements as a result of such activities.

7. UTILITIES

Lessee shall pay the appropriate suppliers for all water, gas, electricity, light, heat, telephone, power, and other utilities and communications services used by Lessee on the Subject Premises during the Term, whether or not such services are billed directly to Lessee. Lessee will also procure, or cause to be procured, without cost to Lessor, any and all necessary permits, licenses, or other authorizations required for the lawful and proper installation and maintenance upon the premises of wires, pipes, conduits, tubes, and other equipment and appliances for use in supplying any such service to and upon the Subject Premises. Lessor, upon request of Lessee, and at the sole expense and liability of Lessee, will join with Lessee in any application required for obtaining or continuing any such services.

8. Lessee shall pay for all costs, fees, or charges for the application, installation, maintenance, use, or removal of any utilities or services required in the exercise of its rights under the terms and conditions of this Lease.

9. Lessee shall make all arrangements for and pay for all services furnished to or used by it in the ordinary course of its use of the Subject Premises, including, without limitation, security, trash collection, and extermination.

10. NOTICES

Any notices, correspondence or other communication given between the parties herein shall also reference LADWP File P-83392 and be given as follows:

To: Department of Water and Power
Attention Real Estate Section
P. O. Box 51111, Room 1031
Los Angeles, California 90051-0100

To: Department of Recreation and Parks
Attention Real Estate Division
221 North Figueroa Street, Suite 100
Los Angeles, California 90012

Phone Number: 213.367.0579
Fax Number: 213.367.0746

Phone Number: 213.202.2608
Fax Number: 213.202.2612

11. Lessee shall notify LADWP of any changes in Lessee's mailing address and

daytime telephone number within ten (10) days of any changes. Any notice to LADWP shall be given by delivering such notice to the Real Estate Business Group of said LADWP or by sending such notice by mail addressed to the Real Estate Business Group, Department of Water and Power, P. O. Box 51111, Room 1031, Los Angeles, California 90051-0100.

12. PERMITS

Any improvements or changes to the Subject Premises by Lessee are required to be fully permitted and are subject to Lessor's written approval prior to the commencement of construction.

13. All work done pursuant to the terms of this agreement shall be done in accordance with the terms and conditions specified in ordinances and statutes governing such instances; and the provisions of such ordinances and statutes are, by reference, made a part hereof as though incorporated verbatim herein. Moreover, Lessee shall be responsible for applying for and obtaining all necessary permits, licenses or other authorization as well as appropriate inspections required for the lawful and proper construction and installation of the improvements and parking facilities constructed on the Subject Premises.

14. Lessee shall comply with all valid laws, ordinances, statutes, rules, orders, or regulations of any agencies, departments, districts, or commissions of the State, County, or City having jurisdiction thereof. The provisions of such laws, ordinances, statutes, rules, orders, or regulations are, by reference, made a part hereof as though incorporated herein.

15. RESTORATION

Upon any termination of this Lease, Lessee shall surrender the Subject Premises in a neat and clean condition, normal wear and tear excepted. Lessee shall complete restoration of the Subject Premises to its original condition or better prior to termination of this Lease. Restoration of the Subject Premises shall include, but not be limited to, removal of all of Lessee's equipment, vehicles, trailers, containers, signs, litter, and debris. Lessee shall remove all improvements unless otherwise instructed in writing by LADWP. Lessee shall call the LADWP's Real Estate Business Group, (213) 367-0564, to make arrangements for a field inspection of Lessee's improvements on the right of way in order to determine which improvements, if any, will be allowed to remain. All improvements existing upon the Subject Premises at the conclusion of this Lease shall become the property of LADWP.

- a. Upon expiration or termination of this Lease, LADWP will expeditiously conduct an inspection of the right of way to determine if restoration has been completed by Lessee. If LADWP determines that restoration has not been completed upon expiration or termination of this Lease, LADWP may restore said leased area entirely at the risk and expense of the Lessee.

16. INDEMNIFICATION

Lessee will hold harmless, defend and indemnify Lessor from any and all claims of any type or nature whatsoever that may come against Lessor arising by reason of or incident to this lease with the exception of claims alleging or asserting that a third party suffered injury and/or

death, or property damage resulting directly from Lessor's maintenance or operation of its transmission lines facilities, and appurtenances on the Subject Premises.

Lessor will hold harmless, defend and indemnify Lessee from any and all claims of any type or nature whatsoever that may come against Lessee alleging or asserting that a third party suffered injury and/or death, or property damage resulting directly from Lessor's maintenance or operation of its transmission lines facilities, and appurtenances on the Subject Premises.

17. HAZARDOUS SUBSTANCES

Lessee shall be responsible for the training of personnel under all applicable laws including, but not limited to, training with regard to the operation of equipment and the handling and disposal of hazardous materials and wastes. Lessee shall be responsible if any hazardous material is discharged by Lessee, or Lessee's officers, agents, contractors or employees onto the premises.

18. Upon termination of the agreement for whatever reason, Lessee shall be responsible, to the extent caused by or introduced onto the property as a result of the use of the property by Lessee, for all cleanup costs and expenses including, but not limited to, any fines, penalties, judgments, litigation costs, and attorneys' fees incurred as a result of any and all discharge, leakage, spillage, emission of material which is, or becomes, defined as any pollutant, contaminant, hazardous waste or hazardous substance, under all federal, state, local, or municipal laws, rules, orders, regulations, statutes, ordinances, codes, decrees, or requirements of any government authority regulating, or imposing liability or standards of conduct concerning any hazardous substance on, under, or about the property, as now or may at any later time be in effect, including without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980 [42 USCS §§9601 et. seq.]; the Resource Conservation and Recovery Act of 1976 [42 USCS §§6901 et. seq.]; the Clean Water Act, also known as the Federal Water Pollution Control Act [33 USCS §§1251 et. seq.]; the Toxic Substances Control Act [15 USCS §§2601 et. seq.]; the Hazardous Materials Transportation Act (49 USCS §§1801 et. seq.); the Insecticide, Fungicide, Rodenticide Act [7 USCS §§136 et. seq.]; the Superfund Amendments and Reauthorization Act [42 USCS §§6901 et. seq.]; the Clean Air Act [42 USCS §§7401 et. seq.]; the Safe Drinking Water Act [42 USCS §§300f et. seq.]; the Solid Waste Disposal Act [42 USCS §§6901 et. seq.]; the Surface Mining Control and Reclamation Act (30 USCS §§1201 et. seq.); the Emergency Planning and Community Right to Know Act 42 (USCS §§11 001 et. seq.); the Occupational Safety and Health Act [29 USCS §§655 and 657]; the California Underground Storage of Hazardous Substances Act [H&SC §§25280 et. seq.] the California Hazardous Substances Account Act [H&SC §§25300 et. seq.]; the California Hazardous Waste Control Act (H&SC §§25100 et. seq.); the California Safe Drinking Water and Toxic Enforcement Act (H&SC §§24249.5 et. seq.); the Porter-Cologne Water Quality Act [Wat. C. §§13000 et. seq.] together with any amendments of or regulations promulgated under the statutes cited above and any other federal, state, or local law, statute, ordinance, or regulation now in effect or later enacted that pertains to hazardous substances on, under, or about the property, including ambient air, soil, soil vapor, groundwater, surface water, or land use. Said cleanup shall be accomplished to the satisfaction of the Department and any governmental

body having jurisdiction there over.

19. OTHER

Lessor reserves the right to cross the Subject Premises to access its transmission lines as necessary. Lessor may require a dual lock system to allow 24 hour access to the right of way.

20. The Subject Premises, if graded, must be graded to drain to an approved drainage facility. Ponding or flooding conditions shall not be allowed, especially around the transmission towers. All drainage shall flow off the right of way.

21. "Record drawings" showing all plans and profiles of Lessee's project shall be furnished to the Real Estate Business Group, Department of Water and Power, P.O. Box 51111, Room 1031, Los Angeles, CA 90051-0100, within thirty days after completion of Lessee's project.

22. Lessee has prepared plans and specifications for the construction of the improvements as described in Exhibit "B." Such plans and specifications are attached hereto as Exhibit "B" and incorporated herein. Lessee shall obtain all certificates, permits, licenses and other authorizations of governmental bodies or authorities necessary to permit the construction of the improvements on the Subject Premises and shall keep same in full force and effect at Lessee's cost.

- a. Lessee shall keep the Subject Premises free and clear of all liens during the construction of any improvements initiated by Lessee. Should Lessee fail to do so, or to have any liens removed from the property within thirty (30) days of notification to do so by the Lessor, in addition to all other remedies available to the Lessor, Lessor shall have the right but not the obligation to take action to remove each lien, Lessee shall indemnify and hold Lessor harmless for all costs and expenses, including attorney's fees, actually incurred by Lessor in having any liens removed from the Subject Premises;
- b. Lessee shall have sole authority to negotiate, let and supervise all contracts for the furnishing of services, labor, and materials for the construction of the improvements on the Subject Premises at its cost. Lessee shall cause all contracts to be fully and completely performed in a good and workmanlike manner, all to the effect that the improvements shall be fully and completely constructed and installed in accordance with good engineering and construction practice.

23. Subject to the provisions of Section 12, Lessee shall have the right, at its sole expense, from time to time, to make changes to the Subject Premises as Lessee shall deem expedient or necessary for its purposes; provided, however, that such alterations and changes shall not impair the geological soundness of the Subject Premises.

- a. Lessee shall also be responsible to make all necessary repairs to the

Subject Premises including necessary maintenance keeping the Subject Premises and improvements in good order and condition. Lessee shall not be responsible for reasonable wear and tear or for any maintenance or replacement necessitated as the result of the act or omission or negligence of the Lessor, its employees, agents, or contractors.

24. Lessor shall have the right at all times to post and keep posted on the Subject Premises any notices permitted or required by law, or which Lessor shall deem proper for the protection of Lessor and the Subject Premises, and any other party having an interest therein, from liens, and Lessee shall give to Lessor at least three (3) business days prior written notice of the expected date of commencement of and work relating to alterations or additions to the Subject Premises.

25. This Lease and all of the rights hereunder given are personal to Lessee and is not assignable, and any attempt to do so shall be void and shall confer no right of any third party.

26. Lessee hereby acknowledges that this agreement is a Lease only and does not constitute any interest or ownership in the Subject Premises.

27. Lessee shall be responsible for maintenance of the entire Subject Premises in a neat, clean, and weed-free condition, including landscaping and parkways between fences and public streets. Lessee shall further be responsible for all brush clearance activities on the Subject Premises. Lessee will at all times remain in compliance with brush clearance requirements of the Los Angeles Municipal Code, or as directed by the Los Angeles Fire Department.

28. Lessee shall take all reasonable measures to minimize disturbances to neighboring businesses or residences, including control of dust from their activities, and shall assume the responsibility to resolve any complaints/disputes from adjacent property owners or the public.

29. Storage of flammable liquids is not permitted within the Subject Premises.

30. No new trees are allowed within the Subject Premises

31. No structures shall be installed within the Subject Premises without prior approval of LADWP.

32. If LADWP determines at any time during construction that the Lessee's efforts are hazardous or detrimental to LADWP's facilities, LADWP shall have the right to immediately stop said construction until further notice.

33. LADWP shall not be liable for any damage to the irrigation system, plants/trees and containers, or other facilities placed on the Subject Premises because of LADWP's operation and maintenance.

34. Conditions Nos. 1, 3 to 5, 9, 11A, 13 through 16, 17B, 18, 20 and 23A of the Standard Conditions for Construction shall apply and are hereby incorporated into this lease as Exhibit "C".

35. Landscaping Policy, Terminology and Overview, and Guidelines Nos. 1 through 9, and 11 through 14 of the Guidelines for Landscaping Purposes shall apply and are hereby incorporated into this lease as Exhibit "D".

36. Lessee is hereby notified that facilities of LADWP may exist on the Subject Premises. Lessee shall take reasonable precautions and actions to avoid infringing, interfering or damaging any installations by itself, its employees and/or agents.

37. Lessee hereby acknowledges receipt of an information package consisting of:

(a) Understanding EMF - Electric Magnetic Fields, Exhibit "E".

(b) Additional Information pertaining to EMF can be obtained via the internet at: <http://www.ladwp.com/ladwp/cms/ladwp004153.jsp>

Lessee undertakes and agrees to distribute all the information in said package to all personnel working under Lessee's direction and control.

38. Any provision of this Agreement may be amended only by a written document signed by the parties hereto.

39. This Agreement constitutes the full and complete agreement of the Parties regarding its subject matter and any prior agreements or arrangements are hereby superseded.

40. All pronouns and any variations thereof shall be deemed to refer to the masculine, feminine or neuter and the singular shall include the plural and the plural shall include the singular, as the context and /or the identity of the person, persons, entity or entities so require. Furthermore, any reference to any party hereto shall include where relevant its agents, heirs, attorneys, representatives, successors, assigns, employees, officers, and/or directors.

41. If any of the provisions of this Agreement are determined to be invalid or unenforceable, those provisions shall be deemed severable from the remainder of this Agreement and shall not cause the invalidity or unenforceability of the remainder of this Agreement.

42. This agreement may be executed in several counterparts, each of which shall be deemed to be an original and all of which shall constitute one agreement or contract, binding on all the parties hereto, notwithstanding that all the parties have not signed the same counterpart.

45. Except as expressly provided herein, nothing in this Agreement, express or implied, is intended to confer upon any party, other than the parties hereto, any rights, remedies, obligations or liabilities under or by reason of this Agreement.

APPROVED:

ARAM BENYAMIN
Senior Assistant General Manager -
Power System

DEPARTMENT OF WATER AND POWER OF
THE CITY OF LOS ANGELES
BY
BOARD OF WATER AND POWER COMMISSIONERS
OF THE CITY OF LOS ANGELES

By: _____

Dated: _____

And: _____

LESSOR

CITY OF LOS ANGELES, a municipal corporation,
acting by and through its BOARD OF RECREATION
AND PARK COMMISSIONERS

By: _____
President

By: _____
Secretary

DATE: _____
LESSEE



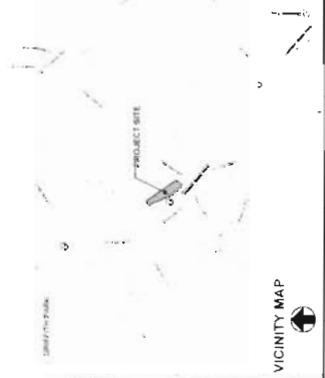
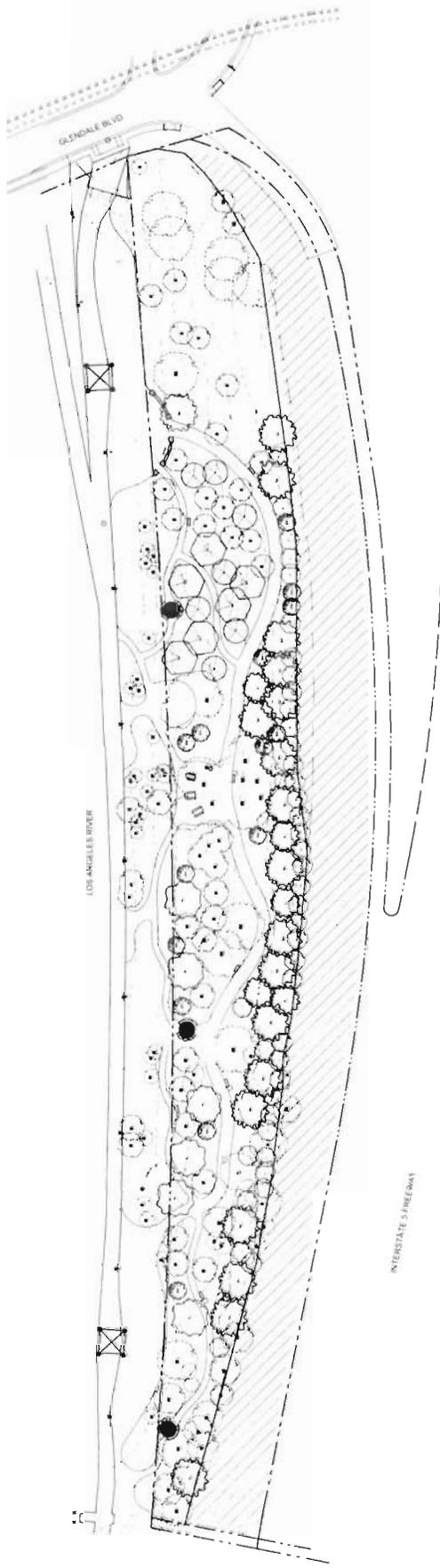
Assessor Parcel No.
5435-039-903
File No. P-83392



Copyright © 2006 All Rights Reserved. The information contained herein is the proprietary property of the contributor supplied under license and may not be approved except as licensed by Digital Map Products.

Exhibit A

BUREAU OF ENGINEERING
 DEPARTMENT OF PUBLIC WORKS
 CITY OF LOS ANGELES
SUNNYNOOK RIVER PARK



PROJECT TEAM

CITY OF LOS ANGELES DEPARTMENT OF RECREATION & PARKS JON KIRK MUKRI GENERAL MANAGER MICHAEL SHULL SUPERVISOR	ARCHITECTURAL BUREAU OF ENGINEERING ARCHITECTURAL DIVISION MAGMUD KARIMZADEH AIA PRINCIPAL ARCHITECT RENÉE CURTIS LOS ANGELES RIVER PROJECT OFFICE LEADER GUILLERMO GARRAGAN PROJECT MANAGER VICARIO FERRER S.A. LANDSCAPE ARCHITECT III	CONSTRUCTION MANAGEMENT BUREAU OF ENGINEERING CONSTRUCTION MANAGEMENT DIVISION JOSE FUENTES DIVISION ENGINEER JOSÉ ANDRÉS BUREAU OF ENGINEERING PROJECT AWARD AND CONTROL DIVISION TED ALLEN ACTING DIVISION MANAGER	SURVEY BUREAU OF ENGINEERING SURVEY DIVISION TONY PRATT CHIEF SURVEYOR BUREAU OF ENGINEERING GEOTECHNICAL GEOTECHNICAL ENGINEERING GROUP CHRISTOPHER JOHNSON PROJECT ENGINEER PROJECT ENGINEER OF RECORD	PERIODIC ANNUAL REPORT PROJECT NUMBER: 1510217-1 LOCATION: AREA 1510217-01 THOMAS BROS. AND PAUL M. BROS. CO. ADDRESS: PARCEL NO. 4074, 34202002 PARTIAL, 1510217-01, APPROX. 1.0M ² TRACT: 1510217-01 MAP REFERENCE: 1947-1-107-14 BLOCK NAME LOT: 1911-1-107-14 AREAL: 0.11-107-14 PROJECT: 1510217-01 MAP SHEET: 1510217
--	--	--	---	---

GARY LEE MOORE, P.E. ACCEPTED BY: *[Signature]* CITY ENGINEER
 CITY ENGINEER: *[Signature]* CITY ENGINEER
 PROJECT: SUNNYNOOK RIVER PARK
 ADDRESS: 2901 GLENDALE BLVD, LOS ANGELES CA
 TITLE SHEET
 E1907198
 G001
 SHEET 1 OF 21 SHEETS

BUREAU OF ENGINEERING DEPARTMENT OF PUBLIC WORKS CITY OF LOS ANGELES

LANDSCAPE CONSTRUCTION NOTES

TABLE OF CONTENTS

SECTION SECTION TITLE

- 1. Landscape Construction Notes - General
- 2. General Earthwork
- 3. Disintegrated Granite and Soil Stabilizers
- 4. Chain Link Fencing
- 5. Landscaping Planting
- 6. Irrigation
- 7. Hardscaping
- 8. Signage

GENERAL
 The General Conditions and General Requirements, the latest edition and Supplements of the Standard Specifications for Public Works Construction, hereinafter referred to as (SSPWC) published by the State of California Department of Transportation, and the latest edition of the Standard Specifications for Public Works Construction, hereinafter referred to as (SSPWC) published by the State of California Department of Transportation, shall apply to all work under this contract. The Contractor shall make a part of these plans.

Website: <http://www.fishbase.org/species/605800066.pdf>

Where conflicts occur between the General Conditions and General Requirements and the Specifications, the Specifications shall take precedence. Where conflicts occur between the LANDSCAPE CONSTRUCTION NOTES and the SSPWC, these LANDSCAPE CONSTRUCTION NOTES shall take precedence.

Precedence of Contract Documents shall be in accordance with Article 7 of the General Conditions. Substitutions include when these LANDSCAPE CONSTRUCTION NOTES specify or ask for the corresponding substitution (by number) of the SSPWC, unless otherwise specified. The substitution request shall be submitted to the Project Manager for approval. The substitution request shall be submitted to the Project Manager for approval. The substitution request shall be submitted to the Project Manager for approval.

The improvement consists of work specified on these plans.

PLANS AND SPECIFICATIONS
 The Plans and Specifications shall be responsible for issuing a complete set of plans and specifications to all Sub-Contractors.

INDICATING REQUIRED APPROVALS OF SUBMITTALS, INCLUDING ITEMS TO BE SUBMITTED AT THE PERMIT MEETING
 Indicate required approvals of submittals, including items to be submitted at the permit meeting. Indicate required approvals of submittals, including items to be submitted at the permit meeting.

SCHEDULE OF WORK
 The Contractor shall submit a Schedule of Work to the Project Manager for approval prior to the start of work. The Contractor shall submit a Schedule of Work to the Project Manager for approval prior to the start of work.

PERMITTING
 The Contractor shall be responsible for obtaining all necessary permits for the work under this contract. The Contractor shall be responsible for obtaining all necessary permits for the work under this contract.

INSPECTIONS
 All work and materials are subject to inspection and approval by the Project Manager. Any work done without proper inspection will be subject to rejection. Any work done without proper inspection will be subject to rejection.

ROUGH GRADING
 When forms have been set, to approve alignment. Offsets or vertical controls shall be verifiable in the field, or be provided in a grid paper form, and submitted to the Project Manager for approval prior to the start of work.

ON SITE PLANT MATERIAL INSPECTION
 The inspection of all plant materials under 24" pot size at the job site. The inspection will be in compliance with the California Department of Agriculture (CDFA) Plant Material Inspection Manual. The inspection will be in compliance with the California Department of Agriculture (CDFA) Plant Material Inspection Manual.

IRRIGATION PRESSURE AND COVERAGE TESTS
 The pressure test shall take place at the job site. The test shall be in compliance with the California Department of Agriculture (CDFA) Irrigation System Inspection Manual. The test shall be in compliance with the California Department of Agriculture (CDFA) Irrigation System Inspection Manual.

FINISH GRADE REVIEW
 For all finish grades in planting areas prior to landscape planting. The Contractor shall be responsible for obtaining all necessary permits for the work under this contract. The Contractor shall be responsible for obtaining all necessary permits for the work under this contract.

PRE-FINAL INSPECTION
 Pre-final inspection shall be in accordance with Article 46 of the General Conditions. The Contractor shall be responsible for obtaining all necessary permits for the work under this contract. The Contractor shall be responsible for obtaining all necessary permits for the work under this contract.

FINAL INSPECTION
 Contract final inspection shall be in accordance with Article 47 of the General Conditions. The Contractor shall be responsible for obtaining all necessary permits for the work under this contract. The Contractor shall be responsible for obtaining all necessary permits for the work under this contract.

PERMITTING
 The Contractor shall be responsible for obtaining all necessary permits for the work under this contract. The Contractor shall be responsible for obtaining all necessary permits for the work under this contract.

MATERIALS SUBMITTAL
 The Contractor shall submit all materials for approval to the Project Manager. The Contractor shall submit all materials for approval to the Project Manager.

APPROVALS AND/OR SIGNATURES
 The Contractor shall obtain all necessary approvals and signatures for the work under this contract. The Contractor shall obtain all necessary approvals and signatures for the work under this contract.

RECORD DRAWINGS (AS-BUILTS) SUBMITTALS
 Record drawings shall be submitted to the Project Manager for approval. Record drawings shall be submitted to the Project Manager for approval.

UNDERGROUND UTILITIES
 The Contractor shall be responsible for identifying all underground utilities. The Contractor shall be responsible for identifying all underground utilities.

TREE PROTECTION (EXISTING TREES)
 The Contractor shall be responsible for protecting all existing trees. The Contractor shall be responsible for protecting all existing trees.

GENERAL REQUIREMENTS
 The Contractor shall be responsible for meeting all general requirements. The Contractor shall be responsible for meeting all general requirements.

1. No excavation is to be made under a tree. The Contractor shall be responsible for protecting all existing trees. The Contractor shall be responsible for protecting all existing trees.

2. In areas of construction, protect soil surface from traffic compaction with 3" of mulch or overlapping 3/4" plywood sheets.

3. Do not use grade stakes or sturdies within the zone of a tree. Do not use grade stakes or sturdies within the zone of a tree.

4. Excavations from paving or surfacing within the zone of a tree shall be permitted only within areas specified on drawings. No excavations within 5' of a tree trunk will be permitted without a tree protection system.

5. Do not step on root systems. Any response to be removed by the Contractor shall be replaced by the Contractor. Any response to be removed by the Contractor shall be replaced by the Contractor.

6. Use a pneumatic drill to excavate under roots larger than 2" in diameter. Do not cut roots. Do not cut roots. Do not cut roots.

7. The Contractor shall be responsible for protecting all existing trees. The Contractor shall be responsible for protecting all existing trees.

DAMAGES
 The Contractor shall be responsible for protecting all existing trees. The Contractor shall be responsible for protecting all existing trees.

1. GENERAL EARTHWORK
 The Contractor shall be responsible for meeting all general requirements. The Contractor shall be responsible for meeting all general requirements.

METHODS
 The Contractor shall be responsible for meeting all general requirements. The Contractor shall be responsible for meeting all general requirements.

Any area to be filled shall be cleared of all vegetative material, except the existing trees to remain. The Contractor shall be responsible for meeting all general requirements. The Contractor shall be responsible for meeting all general requirements.

All fill soil shall be compacted to 90% relative compaction and the Contractor shall submit all materials for approval to the Project Manager. The Contractor shall submit all materials for approval to the Project Manager.

Prior to paving for an existing subsurface to a depth of 6 inches, install 6 inches of 40 pound aggregate base. The Contractor shall be responsible for meeting all general requirements. The Contractor shall be responsible for meeting all general requirements.

The Contractor shall be responsible for meeting all general requirements. The Contractor shall be responsible for meeting all general requirements.

The Contractor shall be responsible for meeting all general requirements. The Contractor shall be responsible for meeting all general requirements.

The Contractor shall be responsible for meeting all general requirements. The Contractor shall be responsible for meeting all general requirements.

The Contractor shall be responsible for meeting all general requirements. The Contractor shall be responsible for meeting all general requirements.

The Contractor shall be responsible for meeting all general requirements. The Contractor shall be responsible for meeting all general requirements.

The Contractor shall be responsible for meeting all general requirements. The Contractor shall be responsible for meeting all general requirements.

The Contractor shall be responsible for meeting all general requirements. The Contractor shall be responsible for meeting all general requirements.

See plans shall be submitted to the City Engineer for approval on or before September 15 at all least 30 days before any grading is performed during said period.

DISTRICT INSPECTOR
 District Inspector: _____ Date: _____

GENERAL SPECIFICATIONS for Grading Plans
 Building and Safety Form 15-14 is hereby made a part of these plans.

The Contractor shall be responsible for meeting all general requirements. The Contractor shall be responsible for meeting all general requirements.

The Contractor shall be responsible for meeting all general requirements. The Contractor shall be responsible for meeting all general requirements.

The Contractor shall be responsible for meeting all general requirements. The Contractor shall be responsible for meeting all general requirements.

2. CONCRETE
 All concrete construction shall be as specified in this section unless specified otherwise in these Landscape Construction Notes.

MATERIALS
 Concrete shall be as specified in this section unless specified otherwise in these Landscape Construction Notes.

BASE MATERIAL
 Concrete shall be as specified in this section unless specified otherwise in these Landscape Construction Notes.

CONCRETE SPECIFIED BY CLASS
 Concrete shall be as specified in this section unless specified otherwise in these Landscape Construction Notes.

PORTLAND CEMENT
 Cement shall be as specified in this section unless specified otherwise in these Landscape Construction Notes.

AGGREGATES
 Aggregates shall be as specified in this section unless specified otherwise in these Landscape Construction Notes.

COMBINED AGGREGATE APPROVED
 Combined aggregate shall be as specified in this section unless specified otherwise in these Landscape Construction Notes.

EXPANSION JOINTS
 Expansion joints shall be as specified in this section unless specified otherwise in these Landscape Construction Notes.

JOINT URETHANE SEALANT
 Joint urethane sealant shall be as specified in this section unless specified otherwise in these Landscape Construction Notes.

EXPANSION JOINT PREMOILED ASPHALTIC JOINT MATERIAL
 Expansion joint premoiled asphaltic joint material shall be as specified in this section unless specified otherwise in these Landscape Construction Notes.

REINFORCING STEEL
 Reinforcing steel shall be as specified in this section unless specified otherwise in these Landscape Construction Notes.

FORMS, EXPANSION AND FINISH OF POUR JOINTS
 Forms, expansion and finish of pour joints shall be as specified in this section unless specified otherwise in these Landscape Construction Notes.

END OF POUR JOINTS
 End of pour joints shall be as specified in this section unless specified otherwise in these Landscape Construction Notes.

COLOR CONCRETE ADMITTIVES
 Color concrete admittives shall be as specified in this section unless specified otherwise in these Landscape Construction Notes.

METHODS
 Methods shall be as specified in this section unless specified otherwise in these Landscape Construction Notes.

SUBGRADE AND BASE PREPARATION AND COMPACTION
 Subgrade and base preparation and compaction shall be as specified in this section unless specified otherwise in these Landscape Construction Notes.

EXPANSION JOINTS
 Expansion joints shall be as specified in this section unless specified otherwise in these Landscape Construction Notes.

CONCRETE SURFACE FINISHING
 Concrete surface finishing shall be as specified in this section unless specified otherwise in these Landscape Construction Notes.

COLORED CONCRETE ADMITTIVES
 Colored concrete admittives shall be as specified in this section unless specified otherwise in these Landscape Construction Notes.

PERMITTING
 The Contractor shall be responsible for obtaining all necessary permits for the work under this contract. The Contractor shall be responsible for obtaining all necessary permits for the work under this contract.

3. DISINTEGRATED GRANITE AND SOIL STABILIZERS
 Disintegrated granite and soil stabilizers shall be as specified in this section unless specified otherwise in these Landscape Construction Notes.

MATERIALS
 Disintegrated granite and soil stabilizers shall be as specified in this section unless specified otherwise in these Landscape Construction Notes.

DISINTEGRATED GRANITE
 Disintegrated granite shall be as specified in this section unless specified otherwise in these Landscape Construction Notes.

SOIL STABILIZER
 Soil stabilizer shall be as specified in this section unless specified otherwise in these Landscape Construction Notes.

METHODS
 Methods shall be as specified in this section unless specified otherwise in these Landscape Construction Notes.

SAMPLES AND SUBMITTALS
 Samples and submittals shall be as specified in this section unless specified otherwise in these Landscape Construction Notes.

BASE MATERIAL
 Base material shall be as specified in this section unless specified otherwise in these Landscape Construction Notes.

BLENDED
 Blended material shall be as specified in this section unless specified otherwise in these Landscape Construction Notes.

PLACEMENT
 Placement shall be as specified in this section unless specified otherwise in these Landscape Construction Notes.

WATERING
 Watering shall be as specified in this section unless specified otherwise in these Landscape Construction Notes.

PROTECTION
 Protection shall be as specified in this section unless specified otherwise in these Landscape Construction Notes.

INSPECTION
 Inspection shall be as specified in this section unless specified otherwise in these Landscape Construction Notes.

ENGINEERING

CITY ENGINEER

LANDSCAPE CONSTRUCTION NOTES

2801 GLENDALE BLVD., LOS ANGELES, CA

SUNNYVALE RIVER PARK

SHEET 1

E1907198

1001

6 LANDSCAPE PLANTING

MATERIALS
WATER-POWER PLUS - GENERAL PURPOSE FERTILIZER
 Shall be a water-soluble fertilizer containing 15% nitrogen, 15% phosphorus, and 15% potassium (15-15-15). It shall be suitable for use on all plants and shall be applied at a rate of 1/2 lb per 100 sq ft of area to be fertilized.
PHOSPHORUS
 Shall be a water-soluble fertilizer containing 15% phosphorus and 15% potassium (0-15-15). It shall be suitable for use on all plants and shall be applied at a rate of 1/2 lb per 100 sq ft of area to be fertilized.
PHOSPHORUS
 Shall be a water-soluble fertilizer containing 15% phosphorus and 15% potassium (0-15-15). It shall be suitable for use on all plants and shall be applied at a rate of 1/2 lb per 100 sq ft of area to be fertilized.
PHOSPHORUS
 Shall be a water-soluble fertilizer containing 15% phosphorus and 15% potassium (0-15-15). It shall be suitable for use on all plants and shall be applied at a rate of 1/2 lb per 100 sq ft of area to be fertilized.

7 IRRIGATION SYSTEMS

GENERAL NOTES
 1. The irrigation system shall be installed in accordance with the manufacturer's instructions and the following specifications.
 2. The system shall be designed to provide uniform coverage of the entire area to be irrigated.
 3. The system shall be installed in a trench 18 inches wide and 12 inches deep.
 4. The system shall be tested at 100 PSI for 24 hours before final acceptance.
 5. The system shall be protected by a 3/4 inch diameter PVC pipe with a minimum of 12 inches of cover.
 6. The system shall be installed in a trench 18 inches wide and 12 inches deep.
 7. The system shall be tested at 100 PSI for 24 hours before final acceptance.
 8. The system shall be protected by a 3/4 inch diameter PVC pipe with a minimum of 12 inches of cover.

8 ELECTRICAL SYSTEMS

GENERAL NOTES
 1. The electrical system shall be installed in accordance with the manufacturer's instructions and the following specifications.
 2. The system shall be designed to provide uniform coverage of the entire area to be irrigated.
 3. The system shall be installed in a trench 18 inches wide and 12 inches deep.
 4. The system shall be tested at 100 PSI for 24 hours before final acceptance.
 5. The system shall be protected by a 3/4 inch diameter PVC pipe with a minimum of 12 inches of cover.
 6. The system shall be installed in a trench 18 inches wide and 12 inches deep.
 7. The system shall be tested at 100 PSI for 24 hours before final acceptance.
 8. The system shall be protected by a 3/4 inch diameter PVC pipe with a minimum of 12 inches of cover.

9 METALS

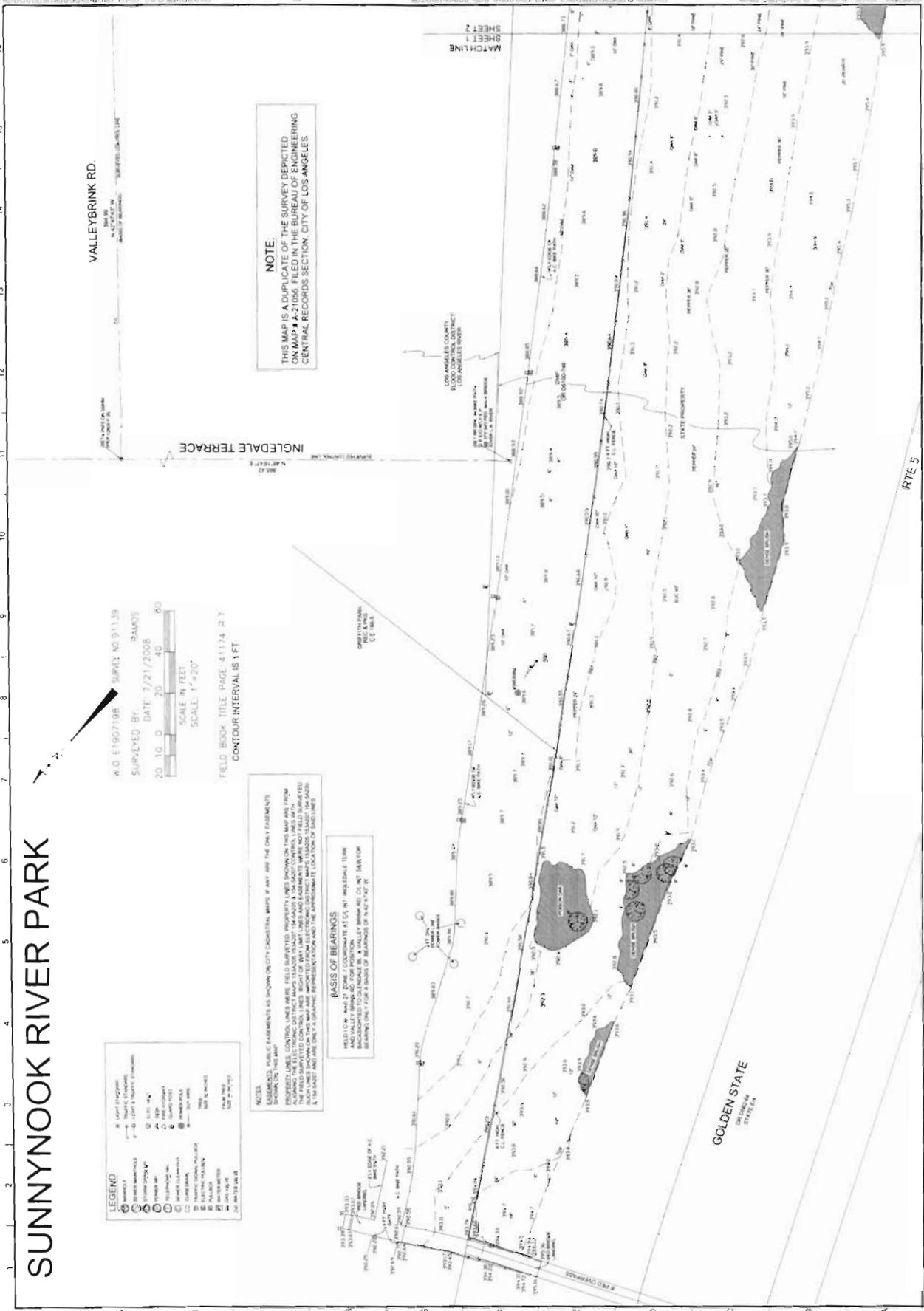
GENERAL NOTES
 1. All metals shall be installed in accordance with the manufacturer's instructions and the following specifications.
 2. The system shall be designed to provide uniform coverage of the entire area to be irrigated.
 3. The system shall be installed in a trench 18 inches wide and 12 inches deep.
 4. The system shall be tested at 100 PSI for 24 hours before final acceptance.
 5. The system shall be protected by a 3/4 inch diameter PVC pipe with a minimum of 12 inches of cover.
 6. The system shall be installed in a trench 18 inches wide and 12 inches deep.
 7. The system shall be tested at 100 PSI for 24 hours before final acceptance.
 8. The system shall be protected by a 3/4 inch diameter PVC pipe with a minimum of 12 inches of cover.

10 FINISH GRADING

GENERAL NOTES
 1. The finish grading shall be installed in accordance with the manufacturer's instructions and the following specifications.
 2. The system shall be designed to provide uniform coverage of the entire area to be irrigated.
 3. The system shall be installed in a trench 18 inches wide and 12 inches deep.
 4. The system shall be tested at 100 PSI for 24 hours before final acceptance.
 5. The system shall be protected by a 3/4 inch diameter PVC pipe with a minimum of 12 inches of cover.
 6. The system shall be installed in a trench 18 inches wide and 12 inches deep.
 7. The system shall be tested at 100 PSI for 24 hours before final acceptance.
 8. The system shall be protected by a 3/4 inch diameter PVC pipe with a minimum of 12 inches of cover.

SUNNYNOOK RIVER PARK

	WORK NO. _____ SHEET NO. _____	PROJECT: SUNNYNOOK RIVER PARK SITE SURVEY SHEET 1	SHEET NO. L101 DRAWING NO. E1907198 (REVISED)
	SURVEYED BY: RAMOS DATE: 7/21/2008 SCALE: 1"=20' FIELD BOOK TITLE PAGE: 41174 R 3 CONTOUR INTERVAL IS 1 FT	CLIENT: CITY OF LOS ANGELES DIVISION: PUBLIC WORKS PROJECT: SUNNYNOOK RIVER PARK	SHEET 1 OF 2 SHEET 2 OF 2	DATE: 7/21/2008 TIME: 10:00 AM



LEGEND

	1. SURVEY STATION
	2. PROPERTY BOUNDARY
	3. CONTOUR LINE
	4. ROAD
	5. BUILDING
	6. UTILITY LINE
	7. EASEMENT
	8. RIGHT-OF-WAY
	9. SURVEY LINE
	10. SURVEY POINT
	11. SURVEY LINE
	12. SURVEY POINT
	13. SURVEY LINE
	14. SURVEY POINT
	15. SURVEY LINE
	16. SURVEY POINT

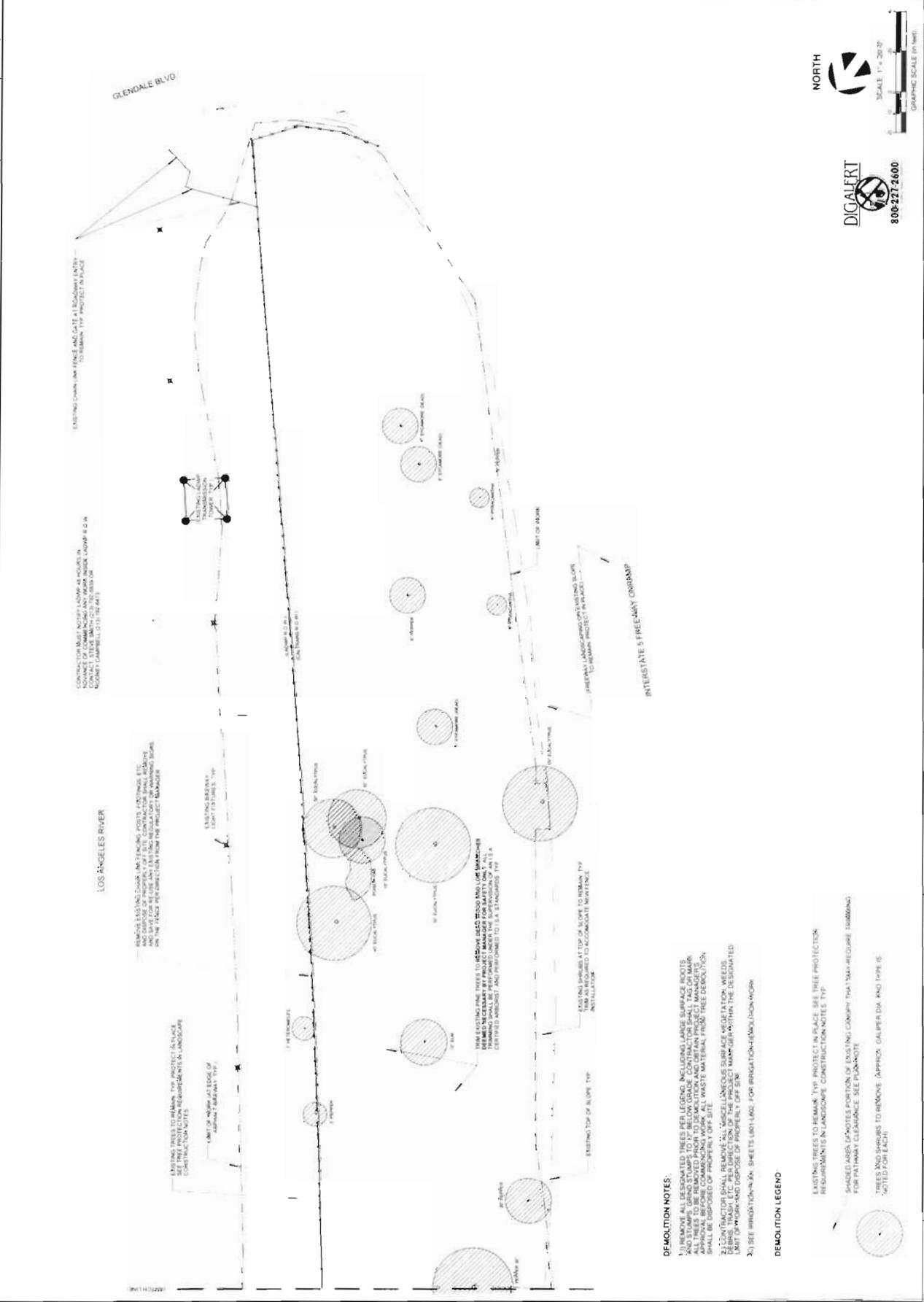
NOTES:
 1. EXISTING PUBLIC UTILITIES ARE SHOWN ON CITY CADASTRAL MAPS IF ANY ARE THE ONLY EASEMENTS SHOWN ON THIS MAP.
 2. THE PROPERTY BOUNDARIES, EASEMENTS, AND SURVEY POINTS SHOWN ON THIS MAP ARE FROM A RECENT SURVEY OF THE PROPERTY. THE SURVEY WAS CONDUCTED BY THE CITY OF LOS ANGELES PUBLIC WORKS DIVISION ON 7/21/2008.
 3. THE FIELD SURVEYED CONTROLS ARE SHOWN IN THIS MAP. THE CONTROLS WERE SET BY THE SURVEYOR AND ARE NOT TO BE CONSIDERED AS PART OF THE SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE LOCATION OF THESE CONTROLS.
 4. THE MAP IS A GRAPHIC REPRESENTATION AND THE APPROXIMATE LOCATION OF ROAD LINES.

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MERIDIAN OF THE CITY OF LOS ANGELES. THE BEARINGS ARE BASED ON THE MERIDIAN OF THE CITY OF LOS ANGELES. THE BEARINGS ARE BASED ON THE MERIDIAN OF THE CITY OF LOS ANGELES.

NOTE:
 THIS MAP IS A DUPLICATE OF THE SURVEY DEPICTED ON MAP # A-21056 FILED IN THE BUREAU OF ENGINEERING CENTRAL RECORDS SECTION, CITY OF LOS ANGELES.

GOLDEN STATE
 DIVISION OF
 STATEWAYS

VALLEYBRINK RD.
 INGLEDALE TERRACE
 RTE 5



DIGALERT
800-227-2600

DEMOLITION NOTES:

- 1) REMOVE ALL DESIGNATED TREES PER LEGEND, INCLUDING LARGE SURFACE ROOTS. ALL TREES TO BE REMOVED PRIOR TO DEMOLITION AND OBTAIN PROJECT MANAGER'S APPROVAL. ALL REMOVED TREES SHALL BE CHIPPED AND WASTE MATERIAL FROM TREE DEMOLITION SHALL BE DISPOSED OF PROPERLY OFF-SITE.
- 2) CONTRACTOR SHALL REMOVE 20' CIRCUMFERENCE SURFACE AREA STATION WHEELS, DEBRIS, TRASH, ETC. PER DIRECTION OF THE PROJECT MANAGER WITHIN THE DESIGNATED LIMIT OF WORK AND DISPOSE OF PROPERLY OFF-SITE.
- 3) SEE IRRIGATION-WA- SHEETS LIMIT LABEL FOR IRRIGATION-DEMOLITION WORK.

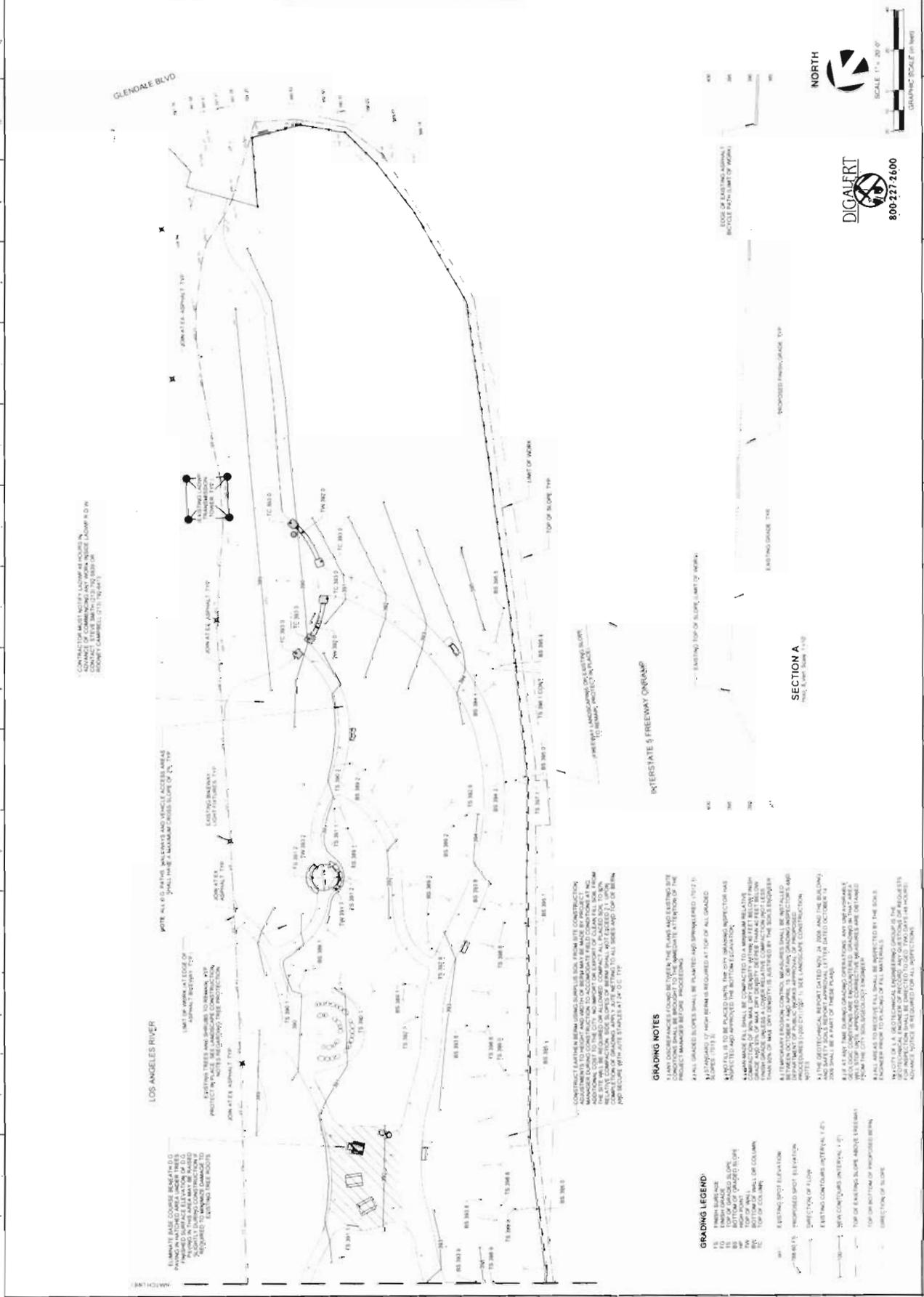
DEMOLITION LEGEND:

EXISTING TREES TO REMAIN: TYP. PROTECT IN PLACE. SEE TREE PROTECTION REQUIREMENTS IN LANDSCAPE CONSTRUCTION NOTES. TYP.



SHADED AREA: PORTION OF EXISTING CANOPY THAT MAY REQUIRE REMOVAL FOR PATHWAY CLEARANCE. SEE PLAN-NOTE.

TREES AND SHRUBS TO REMOVE: (APPROX. GALPER DIA. AND TYPE IS LISTED FOR EACH)



GRADING NOTES

1. ALL GRADING SHALL BE FINISHED AND SMOOTHED (15% TO 20% SLOPE) TO BE PLACED WITHIN THE CITY MANAGED INSPECTION HAS BEEN OBTAINED AND APPROVED THE BOTTOM ELEVATION.

2. ALL GRADING SHALL BE COMPACTED TO A MINIMUM RELATIVE DENSITY OF 95% TO 98% (AS PER AASHTO T-99) AND SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC AND OTHER VEHICLES UNTIL THE PROPOSED FINISH GRADE IS IN PLACE.

3. ALL GRADING SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC AND OTHER VEHICLES UNTIL THE PROPOSED FINISH GRADE IS IN PLACE.

4. ALL GRADING SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC AND OTHER VEHICLES UNTIL THE PROPOSED FINISH GRADE IS IN PLACE.

5. ALL GRADING SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC AND OTHER VEHICLES UNTIL THE PROPOSED FINISH GRADE IS IN PLACE.

GRADING LEGEND

- EXISTING GRADE
- PROPOSED GRADE
- PROPOSED SLOPE
- PROPOSED SLOPE ABOVE STREET
- PROPOSED SLOPE BELOW STREET
- PROPOSED SLOPE ABOVE STREET
- PROPOSED SLOPE BELOW STREET
- PROPOSED SLOPE ABOVE STREET
- PROPOSED SLOPE BELOW STREET

SECTION A
 10' 20' 30'

EXISTING GRADE
 PROPOSED FINISH GRADE

INTERSTATE 5 FREEWAY ON-RAMP

EXISTING TOP OF SLOPE/LIMIT OF WORK
 PROPOSED FINISH GRADE

LOS ANGELES RIVER

WRITE AND 40' DRIVEWAY AND VEHICLE ACCESS AREAS SHALL BE MAINTAINED AT A MINIMUM GRADE OF 1% TO 2%.

EXISTING BENTONITE CEMENT/CLAY LINER SHALL BE MAINTAINED AND PROTECTED IN PLACE. SEE LANDSCAPE CONSTRUCTION NOTES REGARDING TREE PROTECTION.

GRADING LEGEND

- EXISTING GRADE
- PROPOSED GRADE
- PROPOSED SLOPE
- PROPOSED SLOPE ABOVE STREET
- PROPOSED SLOPE BELOW STREET
- PROPOSED SLOPE ABOVE STREET
- PROPOSED SLOPE BELOW STREET
- PROPOSED SLOPE ABOVE STREET
- PROPOSED SLOPE BELOW STREET

GRADING NOTES

1. ALL GRADING SHALL BE FINISHED AND SMOOTHED (15% TO 20% SLOPE) TO BE PLACED WITHIN THE CITY MANAGED INSPECTION HAS BEEN OBTAINED AND APPROVED THE BOTTOM ELEVATION.

2. ALL GRADING SHALL BE COMPACTED TO A MINIMUM RELATIVE DENSITY OF 95% TO 98% (AS PER AASHTO T-99) AND SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC AND OTHER VEHICLES UNTIL THE PROPOSED FINISH GRADE IS IN PLACE.

3. ALL GRADING SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC AND OTHER VEHICLES UNTIL THE PROPOSED FINISH GRADE IS IN PLACE.

4. ALL GRADING SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC AND OTHER VEHICLES UNTIL THE PROPOSED FINISH GRADE IS IN PLACE.

5. ALL GRADING SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC AND OTHER VEHICLES UNTIL THE PROPOSED FINISH GRADE IS IN PLACE.

GRADING LEGEND

- EXISTING GRADE
- PROPOSED GRADE
- PROPOSED SLOPE
- PROPOSED SLOPE ABOVE STREET
- PROPOSED SLOPE BELOW STREET
- PROPOSED SLOPE ABOVE STREET
- PROPOSED SLOPE BELOW STREET
- PROPOSED SLOPE ABOVE STREET
- PROPOSED SLOPE BELOW STREET

GRADING NOTES

1. ALL GRADING SHALL BE FINISHED AND SMOOTHED (15% TO 20% SLOPE) TO BE PLACED WITHIN THE CITY MANAGED INSPECTION HAS BEEN OBTAINED AND APPROVED THE BOTTOM ELEVATION.

2. ALL GRADING SHALL BE COMPACTED TO A MINIMUM RELATIVE DENSITY OF 95% TO 98% (AS PER AASHTO T-99) AND SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC AND OTHER VEHICLES UNTIL THE PROPOSED FINISH GRADE IS IN PLACE.

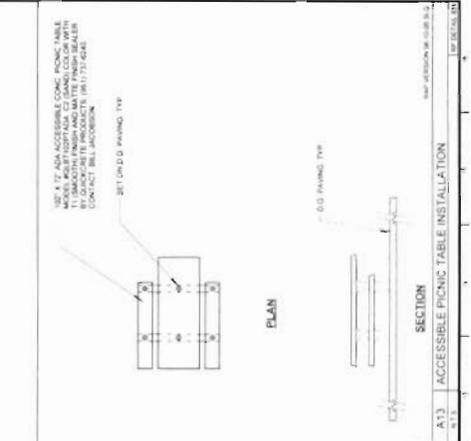
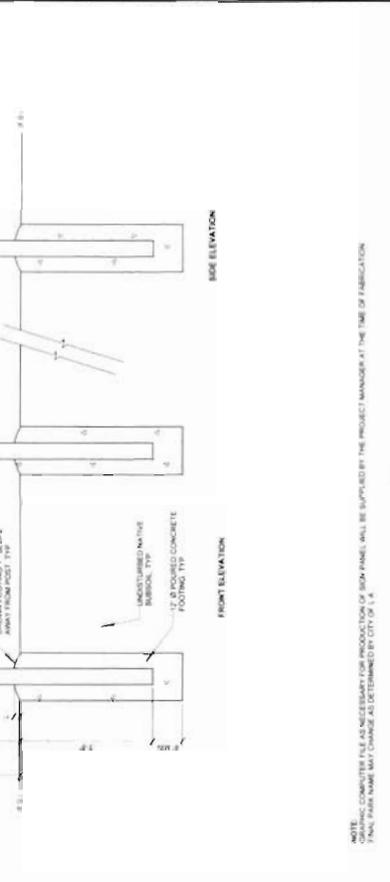
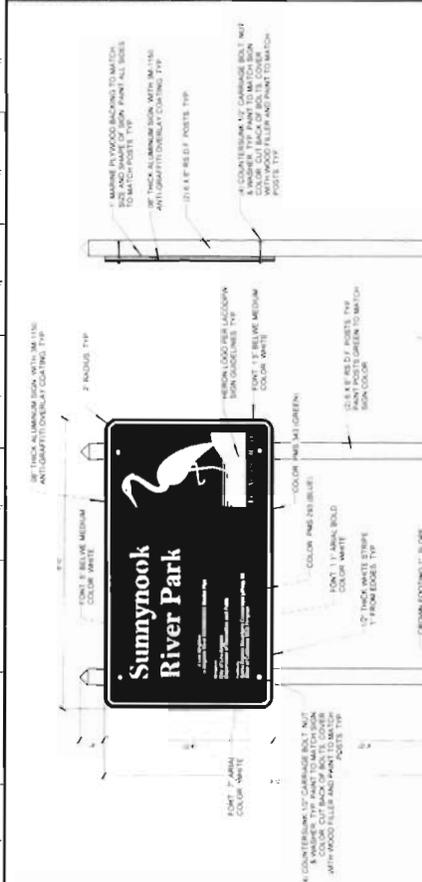
3. ALL GRADING SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC AND OTHER VEHICLES UNTIL THE PROPOSED FINISH GRADE IS IN PLACE.

4. ALL GRADING SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC AND OTHER VEHICLES UNTIL THE PROPOSED FINISH GRADE IS IN PLACE.

5. ALL GRADING SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC AND OTHER VEHICLES UNTIL THE PROPOSED FINISH GRADE IS IN PLACE.

GRADING LEGEND

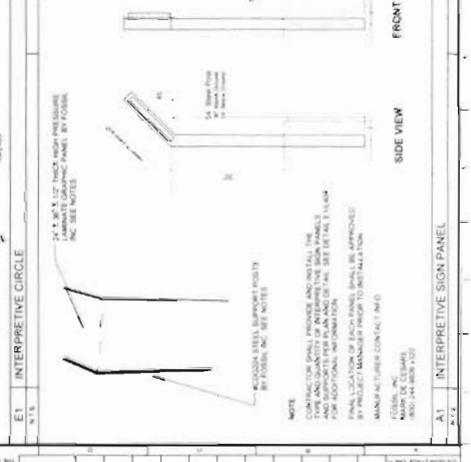
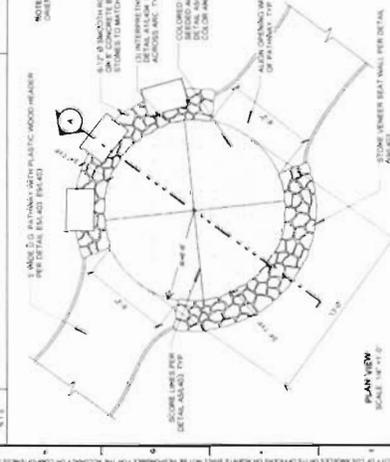
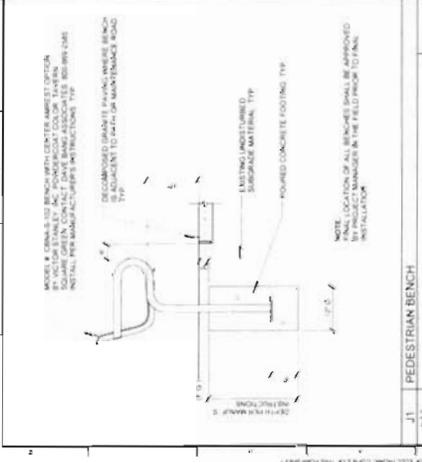
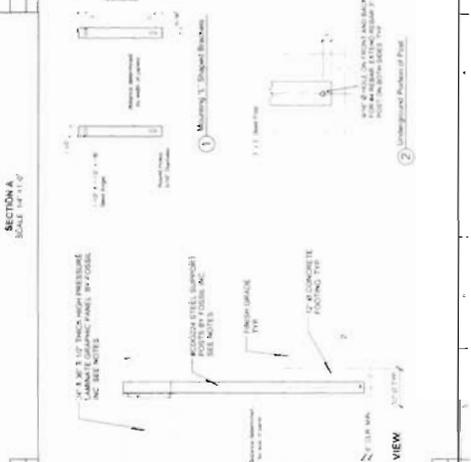
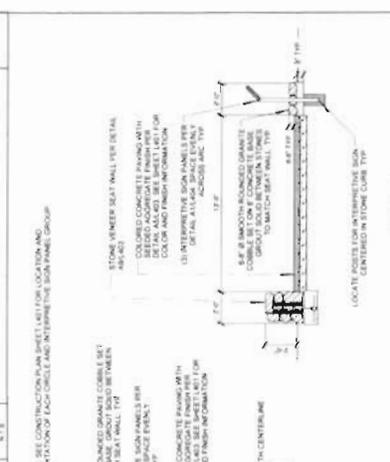
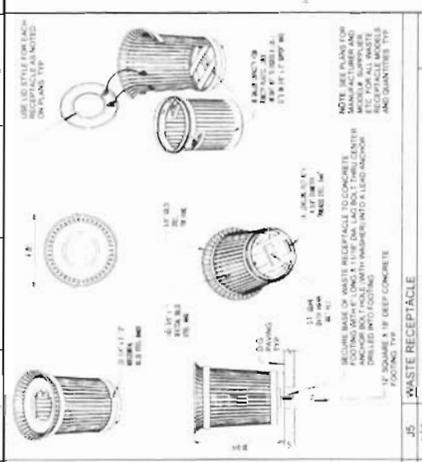
- EXISTING GRADE
- PROPOSED GRADE
- PROPOSED SLOPE
- PROPOSED SLOPE ABOVE STREET
- PROPOSED SLOPE BELOW STREET
- PROPOSED SLOPE ABOVE STREET
- PROPOSED SLOPE BELOW STREET
- PROPOSED SLOPE ABOVE STREET
- PROPOSED SLOPE BELOW STREET

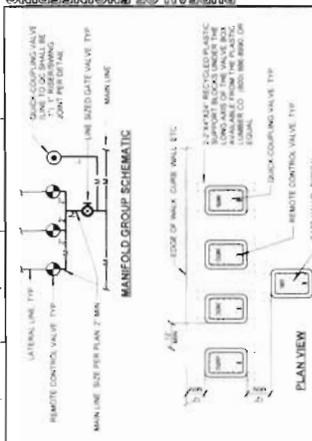


SECTION IDENTIFICATION SIGN

INTERPRETIVE PANEL NOTES:

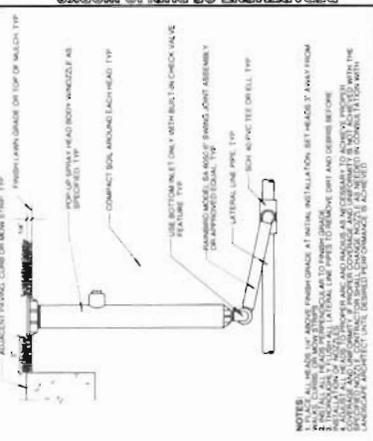
- 1) 1/4" x 3/8" x 1/2" THICK SIGN PANEL MUST BE MANUFACTURED AS DUAL-TEMPERATURE LAMINATE SHEET COMPOSED OF SEVERAL LAYERS FULLY ADHESIVELY BONDING A LAYER OF MELAMINE RESIN GRANULE RESISTANT OVERLAY PROTECTION.
- 2) THE ENTIRE PANEL, INCLUDING EXTERIOR OVERLAY, MUST BE BLENDED UNDER HEAT AND EXTREME PRESSURE TO FORM A COMPOSITE OF 3/4" x 3/8" x 1/2" THICK SIGN. THE SIGN GRANULES MUST BE GUARANTEED WEATHER RESISTANT.
- 3) MANUFACTURED GRANULES MUST BE MADE USING A 1:1 COLOR REPRODUCTION PRINT AT 300 DPI.
- 4) ALL MANUFACTURED SIGN PANELS PRODUCED BY THE PROJECT MANAGER AT THE TIME OF FABRICATION.
- 5) SIGN PANEL MANUFACTURER SHALL PROVIDE A PRODUCTION SPECIFICATION SHEET AND A PRODUCTION SAMPLE TO THE PROJECT MANAGER PRIOR TO FINAL FABRICATION AND DELIVERY.





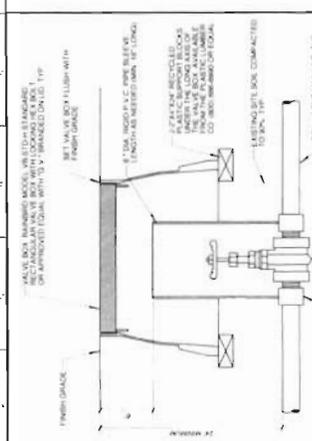
NOTES:

1. ALL PIPES AND FITTINGS SHALL BE SCH 40 1/2" MANIFOLD GROUP AS SHOWN IN THIS DRAWING UNLESS OTHERWISE SPECIFIED.
2. ALL VALVES SHALL BE SQUARE TO ONE ANCHOR, AND TO EDGE OF ADJACENT PAVED OBJECTS.
3. ALL VALVE BOXES SHALL BE SET FLUSH TO FINISH GRADE.



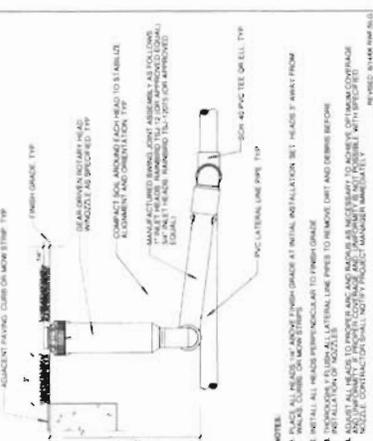
NOTES:

1. PLACE ALL VALVES TO ADJUST FRESH GRADE AT INITIAL INSTALLATION SET HEADS 7" AWAY FROM FINISH GRADE.
2. ALL VALVE HEADS SHALL BE 1/2" ABOVE FINISH GRADE AT INITIAL INSTALLATION SET HEADS 7" AWAY FROM FINISH GRADE.
3. PROVIDE 4" LATERAL LINE PIPES TO REMOTE OFF AND DENNIS BEFORE INSTALLATION OF VALVES.
4. ALL VALVE HEADS SHALL BE 1/2" ABOVE FINISH GRADE AT INITIAL INSTALLATION SET HEADS 7" AWAY FROM FINISH GRADE.



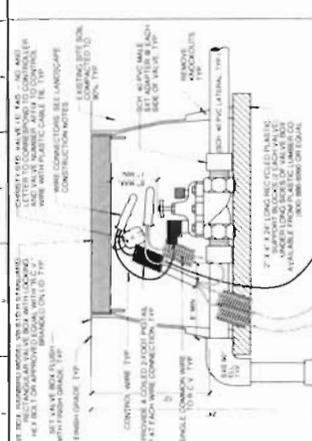
NOTES:

1. PLACE ALL VALVES TO ADJUST FRESH GRADE AT INITIAL INSTALLATION SET HEADS 7" AWAY FROM FINISH GRADE.
2. ALL VALVE HEADS SHALL BE 1/2" ABOVE FINISH GRADE AT INITIAL INSTALLATION SET HEADS 7" AWAY FROM FINISH GRADE.
3. PROVIDE 4" LATERAL LINE PIPES TO REMOTE OFF AND DENNIS BEFORE INSTALLATION OF VALVES.
4. ALL VALVE HEADS SHALL BE 1/2" ABOVE FINISH GRADE AT INITIAL INSTALLATION SET HEADS 7" AWAY FROM FINISH GRADE.



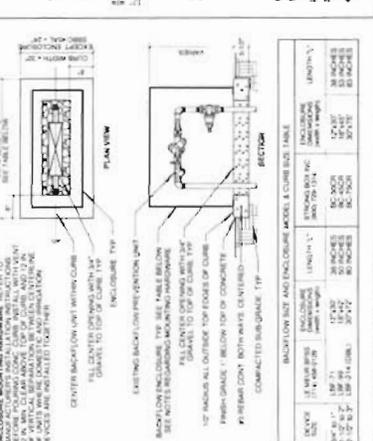
NOTES:

1. PLACE ALL VALVES TO ADJUST FRESH GRADE AT INITIAL INSTALLATION SET HEADS 7" AWAY FROM FINISH GRADE.
2. ALL VALVE HEADS SHALL BE 1/2" ABOVE FINISH GRADE AT INITIAL INSTALLATION SET HEADS 7" AWAY FROM FINISH GRADE.
3. PROVIDE 4" LATERAL LINE PIPES TO REMOTE OFF AND DENNIS BEFORE INSTALLATION OF VALVES.
4. ALL VALVE HEADS SHALL BE 1/2" ABOVE FINISH GRADE AT INITIAL INSTALLATION SET HEADS 7" AWAY FROM FINISH GRADE.



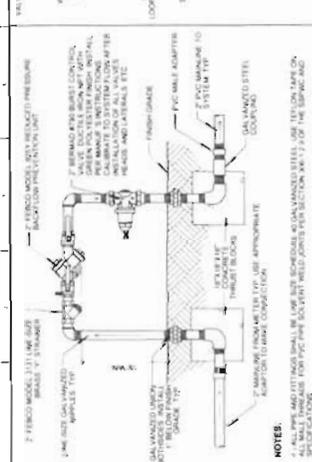
NOTES:

1. ALL PIPES AND FITTINGS SHALL BE SCH 40 1/2" PIPES UNLESS OTHERWISE SPECIFIED.
2. ALL VALVES SHALL BE SQUARE TO ONE ANCHOR, AND TO EDGE OF ADJACENT PAVED OBJECTS.
3. ALL VALVE BOXES SHALL BE SET FLUSH TO FINISH GRADE.



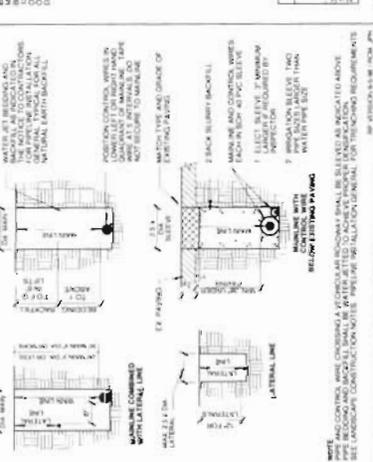
NOTES:

1. PLACE ALL VALVES TO ADJUST FRESH GRADE AT INITIAL INSTALLATION SET HEADS 7" AWAY FROM FINISH GRADE.
2. ALL VALVE HEADS SHALL BE 1/2" ABOVE FINISH GRADE AT INITIAL INSTALLATION SET HEADS 7" AWAY FROM FINISH GRADE.
3. PROVIDE 4" LATERAL LINE PIPES TO REMOTE OFF AND DENNIS BEFORE INSTALLATION OF VALVES.
4. ALL VALVE HEADS SHALL BE 1/2" ABOVE FINISH GRADE AT INITIAL INSTALLATION SET HEADS 7" AWAY FROM FINISH GRADE.



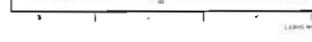
NOTES:

1. ALL PIPES AND FITTINGS SHALL BE SCH 40 1/2" PIPES UNLESS OTHERWISE SPECIFIED.
2. ALL VALVES SHALL BE SQUARE TO ONE ANCHOR, AND TO EDGE OF ADJACENT PAVED OBJECTS.
3. ALL VALVE BOXES SHALL BE SET FLUSH TO FINISH GRADE.



NOTES:

1. PLACE ALL VALVES TO ADJUST FRESH GRADE AT INITIAL INSTALLATION SET HEADS 7" AWAY FROM FINISH GRADE.
2. ALL VALVE HEADS SHALL BE 1/2" ABOVE FINISH GRADE AT INITIAL INSTALLATION SET HEADS 7" AWAY FROM FINISH GRADE.
3. PROVIDE 4" LATERAL LINE PIPES TO REMOTE OFF AND DENNIS BEFORE INSTALLATION OF VALVES.
4. ALL VALVE HEADS SHALL BE 1/2" ABOVE FINISH GRADE AT INITIAL INSTALLATION SET HEADS 7" AWAY FROM FINISH GRADE.



NOTES:

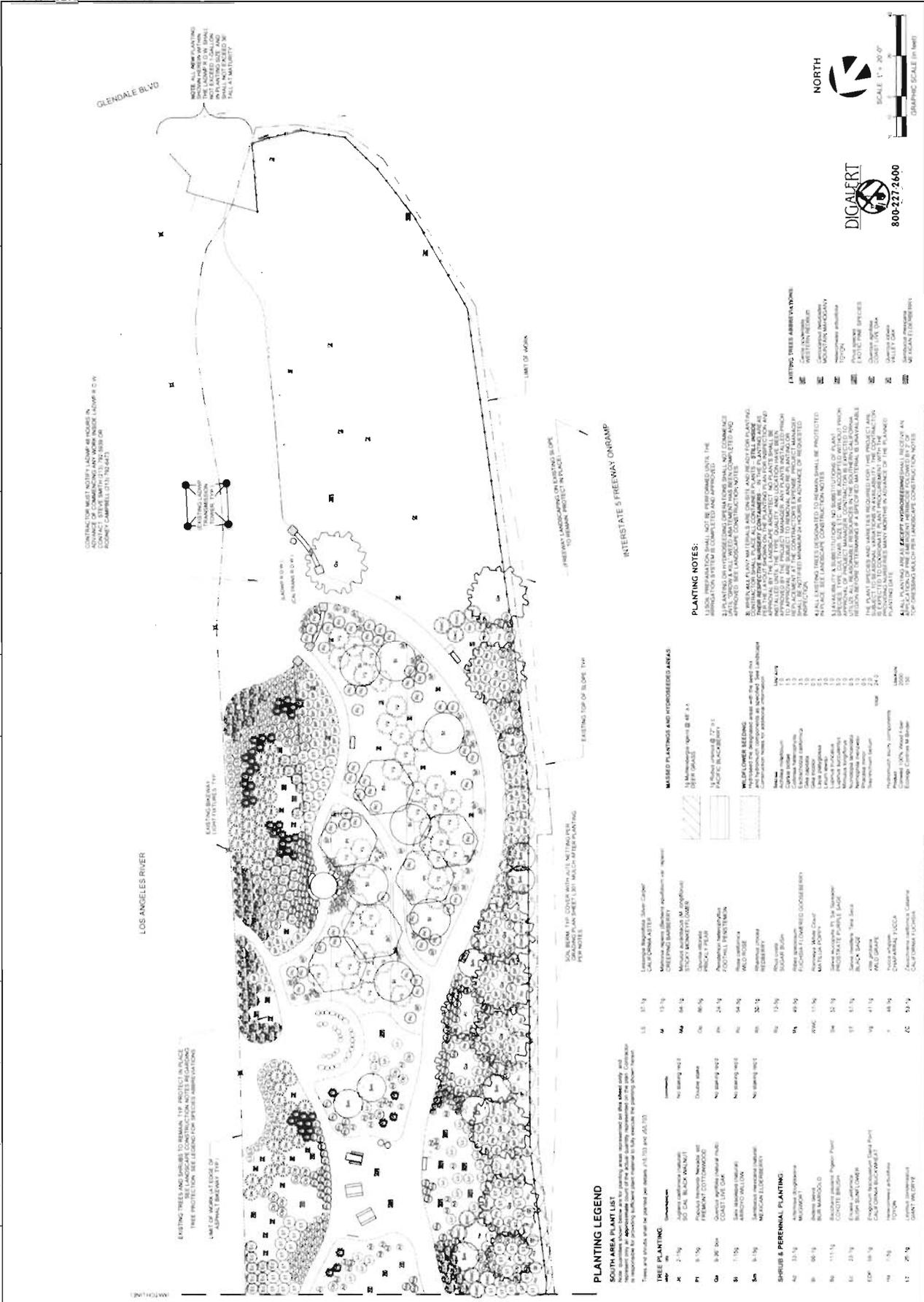
1. PLACE ALL VALVES TO ADJUST FRESH GRADE AT INITIAL INSTALLATION SET HEADS 7" AWAY FROM FINISH GRADE.
2. ALL VALVE HEADS SHALL BE 1/2" ABOVE FINISH GRADE AT INITIAL INSTALLATION SET HEADS 7" AWAY FROM FINISH GRADE.
3. PROVIDE 4" LATERAL LINE PIPES TO REMOTE OFF AND DENNIS BEFORE INSTALLATION OF VALVES.
4. ALL VALVE HEADS SHALL BE 1/2" ABOVE FINISH GRADE AT INITIAL INSTALLATION SET HEADS 7" AWAY FROM FINISH GRADE.



NOTES:

1. PLACE ALL VALVES TO ADJUST FRESH GRADE AT INITIAL INSTALLATION SET HEADS 7" AWAY FROM FINISH GRADE.
2. ALL VALVE HEADS SHALL BE 1/2" ABOVE FINISH GRADE AT INITIAL INSTALLATION SET HEADS 7" AWAY FROM FINISH GRADE.
3. PROVIDE 4" LATERAL LINE PIPES TO REMOTE OFF AND DENNIS BEFORE INSTALLATION OF VALVES.
4. ALL VALVE HEADS SHALL BE 1/2" ABOVE FINISH GRADE AT INITIAL INSTALLATION SET HEADS 7" AWAY FROM FINISH GRADE.

NO.	DESCRIPTION	DATE	BY	CHECKED
J13	VALVE BOX PLACEMENT	09/21/18	...	...
J19	GATE VALVE INSTALLATION 3/4" TO 2"	09/21/18	...	...
E13	POP-UP SPRAY HEAD INSTALLATION	09/21/18	...	...
J15	RCV INSTALLATION DETAIL	09/21/18	...	...
E5	BACKFLOW ENCLOSURE	09/21/18	...	...
J11	BACKFLOW PREVENTION UNIT 3/4" TO 3" SIZE	09/21/18	...	...
E1	IRRIGATION TRENCHING DETAIL	09/21/18	...	...
A1	QUICK COUPLER INSTALLATION (2" MAINLINE OR SMALLER)	09/21/18	...	...
A5	CONTROLLER AND ENCLOSURE	09/21/18	...	...
A9	TEMPERATURE SENSOR AND RAIN SWITCH ON POST	09/21/18	...	...



PLANTING LEGEND

SOUTH AREA PLANT LIST
 Note: Specimens shown here are for planting areas recommended on this sheet only and are not intended to represent the final plant list for the project. Final plant list will be determined by the contractor in consultation with the landscape architect.

Code	Plant Name	Quantity	Notes
TREE PLANTING			
1	Argentea corymbosa (white)	10	
2	SO CAL BLACK WALNUT	10	
3	FRUITFUL COTONWOOD	10	
4	QUINCY OAK (native)	10	
5	COASTAL LIVE OAK	10	
6	San diego redwood	10	
7	ARIZONA WILLOW	10	
8	MEXICAN ELDERBERRY	10	
SHRUB & PERENNIAL PLANTING			
9	Albizia julibrissin	10	
10	Black sagebrush	10	
11	Red rock shrub	10	
12	Red rock shrub	10	
13	Red rock shrub	10	
14	Red rock shrub	10	
15	Red rock shrub	10	
16	Red rock shrub	10	
17	Red rock shrub	10	
18	Red rock shrub	10	
19	Red rock shrub	10	
20	Red rock shrub	10	
21	Red rock shrub	10	
22	Red rock shrub	10	
23	Red rock shrub	10	
24	Red rock shrub	10	
25	Red rock shrub	10	
26	Red rock shrub	10	
27	Red rock shrub	10	
28	Red rock shrub	10	
29	Red rock shrub	10	
30	Red rock shrub	10	
31	Red rock shrub	10	
32	Red rock shrub	10	
33	Red rock shrub	10	
34	Red rock shrub	10	
35	Red rock shrub	10	
36	Red rock shrub	10	
37	Red rock shrub	10	
38	Red rock shrub	10	
39	Red rock shrub	10	
40	Red rock shrub	10	
41	Red rock shrub	10	
42	Red rock shrub	10	
43	Red rock shrub	10	
44	Red rock shrub	10	
45	Red rock shrub	10	
46	Red rock shrub	10	
47	Red rock shrub	10	
48	Red rock shrub	10	
49	Red rock shrub	10	
50	Red rock shrub	10	
51	Red rock shrub	10	
52	Red rock shrub	10	
53	Red rock shrub	10	
54	Red rock shrub	10	
55	Red rock shrub	10	
56	Red rock shrub	10	
57	Red rock shrub	10	
58	Red rock shrub	10	
59	Red rock shrub	10	
60	Red rock shrub	10	
61	Red rock shrub	10	
62	Red rock shrub	10	
63	Red rock shrub	10	
64	Red rock shrub	10	
65	Red rock shrub	10	
66	Red rock shrub	10	
67	Red rock shrub	10	
68	Red rock shrub	10	
69	Red rock shrub	10	
70	Red rock shrub	10	
71	Red rock shrub	10	
72	Red rock shrub	10	
73	Red rock shrub	10	
74	Red rock shrub	10	
75	Red rock shrub	10	
76	Red rock shrub	10	
77	Red rock shrub	10	
78	Red rock shrub	10	
79	Red rock shrub	10	
80	Red rock shrub	10	
81	Red rock shrub	10	
82	Red rock shrub	10	
83	Red rock shrub	10	
84	Red rock shrub	10	
85	Red rock shrub	10	
86	Red rock shrub	10	
87	Red rock shrub	10	
88	Red rock shrub	10	
89	Red rock shrub	10	
90	Red rock shrub	10	
91	Red rock shrub	10	
92	Red rock shrub	10	
93	Red rock shrub	10	
94	Red rock shrub	10	
95	Red rock shrub	10	
96	Red rock shrub	10	
97	Red rock shrub	10	
98	Red rock shrub	10	
99	Red rock shrub	10	
100	Red rock shrub	10	

STANDARD CONDITIONS FOR CONSTRUCTION

1. Energized transmission lines can produce electrical effects including, but not limited to, induced voltages and currents in persons and objects. Licensee hereby acknowledges a duty to conduct activities in such manner that will not expose persons to injury or property to damage from such effects.
- ~~2. Department personnel shall have access to the right of way at all times.~~
3. Unauthorized parking of vehicles or equipment shall not be allowed on the right of way at any time.
4. Unauthorized storage of equipment or material shall not be allowed on the right of way at any time.
5. Fueling of vehicles or equipment shall not be allowed on the right of way at any time.
- ~~6. Patrol roads and/or the ground surfaces of the right of way shall be restored by the Licensee to original conditions, or better.~~
- ~~7. All trash, debris, waste, and excess earth shall be removed from the right of way upon completion of the project, or the Department may do so at the sole risk and expense of the Licensee.~~
- ~~8. All cut and fill slopes within the right of way shall contain adequate berms, benches, and interceptor terraces. Revegetation measures shall also be provided for dust and erosion control protection of the right of way.~~
9. All paving, driveways, bridges, crossings, and substructures located within the right of way shall be designed to withstand a combined weight of 40,000 pounds in accordance with the American Association of State Highway and Transportation Officials H20-44 (M18) wheel loadings.
- ~~10. The location of underground pipelines and conduits shall be marked at all points where they cross the boundaries of the right of way and at all locations where they change direction within the right of way. The markings shall be visible and identifiable metal post markers for underground pipelines. Utility markers flush with surface may be used on pavement.~~
- 11A. General Grounding Condition

All aboveground metal structures including, but not limited to, pipes, drainage devices, fences, and bridge structures located within or adjoining the right of way shall be properly grounded, and shall be insulated from any fencing or other conductive materials located outside of the right of way. For safety of personnel and equipment, all equipment and structures shall be grounded in accordance with State of California Code of Regulations, Title 8, Section 2941, and National Electric Code, Article 250.

~~11B. Grounding Condition for Cellular Facilities on Towers~~

~~All aboveground metal structures including, but not limited to, pipes, drainage devices, fences, and bridge structures located within or adjoining the right of way shall be properly grounded, and shall be insulated from any fencing or other conductive materials located outside of the right of way. For safety of personnel and equipment, all equipment and structures shall be grounded in accordance with American National Standards Institute of Electrical and Electronics Engineers Standard 487 latest edition, IEEE Guide for Safety in AC Substation Grounding.~~

~~12. Licensee shall neither hold the Department liable for nor seek indemnity from the Department for any damage to the Licensee's project due to future construction or reconstruction by the Department within the right of way.~~

13. Fires and burning of materials is not allowed on the right of way.

14. Licensee shall control dust by dust-abatement procedures approved by the Department, such as the application of a dust palliative or water.

15. The right of way contains high-voltage electrical conductors; therefore, the Licensee shall utilize only such equipment, material, and construction techniques that are permitted under applicable safety ordinances and statutes, including the following: State of California Code of Regulations, Title 8, Industrial Relations, Chapter 4, Division of Industrial Safety, Subchapter 5, Electrical Safety Orders; and California Public Utilities Commission, General Order No. 95, Rules for Overhead Electric Line Construction.

16. Licensee is hereby notified that grounding wires may be buried in the right of way; therefore, the Licensee shall notify the Department's Transmission Construction and Maintenance Business Group at (818) 771-5018, or (818) 771-5076, at least 48 hours prior to the start of any construction activities in the right of way.

~~17A. Vehicle Parking~~

~~An area within 50 feet on one side of each tower measured along the longitudinal direction of the right of way, 25 feet on the opposite side of each tower, and ten feet on the remaining two sides of each tower, shall remain open and unobstructed for maintenance and emergencies, including periodic washing of insulators by high-pressure water spray.~~

17B. Trucking Operations and Storage Operations

An area within 50 feet on one side of each tower measured along the longitudinal direction of the right of way, and 25 feet on the remaining three sides of each tower, shall remain open and unobstructed for maintenance and emergencies, including periodic washing of insulators by high-pressure water spray.

~~17C. Permanent Structures~~

~~An area within 100 feet on all sides of each tower shall remain open and unobstructed for maintenance and emergencies, including periodic washing of insulators by high-pressure water spray.~~

18. Detailed plans for any grading, paving, and construction work within the right of way shall be submitted for approval to the Real Estate Business Group, Department of Water and Power, P.O. Box 51111, Room 1031, Los Angeles, California 90051-0100, no later than 45 days prior to the start of any grading, paving, or construction work. Notwithstanding any other notices given by Licensee required herein, Licensee shall notify the Department's Transmission Construction and Maintenance Business Group at (818) 771-5018, or (818) 771-5076, no earlier than 14 days and no later than two days prior to the start of any grading, paving, or construction work.
- ~~19. "As Constructed" drawings showing all plans and profiles of the Licensee's project shall be furnished to the Real Estate Business Group, Department of Water and Power, P. O. Box 51111, Room 1031, Los Angeles, California 90051-0100, within five days after completion of Licensee's project.~~
20. In the event that construction within the right of way is determined upon inspection by the Department to be unsafe or hazardous to Department facilities, the Department may assign a line patrol mechanic at the Licensee's expense.
- ~~21. If the Department determines at any time during construction that the Licensee's efforts are hazardous or detrimental to Department facilities, the Department shall have the right to immediately terminate said construction.~~
- ~~22A. All concentrated surface water which is draining away from the permitted activity shall be directed to an approved storm drain system where accessible, or otherwise restored to sheet flow before being released within or from the right of way.~~
- ~~22B. Drainage from the paved portions of the right of way shall not enter the unpaved area under the towers. Drainage diversions such as curbs shall be used on three sides of each tower. The open side of each tower shall be the lowest elevation side to allow storm water which falls under the tower to drain. The area under the towers shall be manually graded to sheet flow out from under the towers.~~
- ~~22C. Ponding or flooding conditions within the right of way shall not be allowed, especially around the transmission towers. All drainage shall flow off of the right of way.~~
- ~~22D. Licensee shall comply with all Los Angeles County Municipal Storm Water Permit and Standard Urban Storm Water Mitigation Plan requirements.~~
- 23A. Fills, including backfills, shall be in horizontal, uniform layers not to exceed six inches in thickness before compaction, then compacted to 90 percent relative compaction in accordance with the American Society for Testing and Materials D1557.
- ~~23B. The top two inches to six inches of the concrete footings of the towers shall remain exposed and not covered over by any fill from grading operations.~~
- ~~23C. Licensee shall provide the Department with one copy each of the compaction report and a Certificate of Compacted Fill, for clean fill compaction within the Department's right of way in accordance with the American Society for Testing and Materials D1557, approved by a geotechnical engineer licensed in the State of California.~~
- ~~24. A surety bond in the amount to be determined by the Department shall be supplied by the Licensee to assure restoration of the Department's right of way and facilities, and compliance with all conditions herein.~~

- ~~25. The Licensee shall obtain and pay for all permits and licenses required for performance of the work and shall comply with all laws, ordinances, rules, orders, or regulations including, but not limited to, those of any agencies, departments, districts, or commissions of the State, County, or City having jurisdiction thereover.~~
- ~~26. The term "construction", as used herein, refers only to that construction incidental to the maintenance or repair of the existing (requested facility) and shall not be construed to mean permission to construct any additional (requested facility).~~
- ~~27. Signs shall not exceed four feet wide by eight feet long, shall not exceed a height of 14 feet, shall be constructed of noncombustible materials, and shall be installed manually at, and parallel with, the right of way boundary.~~
- ~~28. Remote-controlled gates, or lock boxes containing the device or key for opening the remote-controlled gates, shall be capable of being interlocked with a Department padlock to allow access to the right of way by the Department. Licensee shall contact the Right of Way Supervisor at (818) 771-5048 to coordinate the installation of a Department padlock.~~
- ~~29. Licensee's cathodic protection system, if any, shall have a design that does not cause corrosion to Department facilities. A detailed design of the Licensee's cathodic protection system shall be submitted for approval to the Real Estate Business Group, Department of Water and Power, P. O. Box 51111, Room 1031, Los Angeles, California 90051-0100, no later than 45 days prior to the start of construction or installation of the cathodic protection system.~~
- ~~30A. Licensee shall install K-rails at a distance of ten feet from each side of the tower base for protection of towers. A distance of five feet from the tower base may be acceptable in locations where the patrol roads would be obstructed.~~
- ~~30B. Licensee shall install removable pipe bollards, spaced four feet apart, and at a distance of ten feet from each side of the tower base for protection of towers. A distance of five feet from the tower base may be acceptable in locations where the patrol roads would be obstructed.~~
- ~~31A. Licensee shall provide and maintain a minimum 16-foot wide transition ramp for the patrol roads from the pavement to the ground surface. The ramp shall not exceed a slope of ten percent.~~
- ~~31B. Licensee shall provide and maintain a minimum 16-foot wide driveway and gate at all locations where the (road/street) crosses the Department's patrol roads. The designed gates must be capable of being interlocked with a Department padlock to allow access to the right of way by the Department.~~
- ~~32. Licensee shall post a sign on the entrance gate to the right of way, or in a visible location inside the entrance gate, identifying the contact person's name and telephone number for the prompt moving of (vehicles/trucks/trailers/containers) at times of Department maintenance or emergency activities, or any other event that (vehicles/trucks/trailers/containers) must be moved. In emergency conditions, the Department reserves all rights at any time to move or tow (vehicles/trucks/trailers/containers) out of specific areas for any transmission operation or maintenance purposes.~~

GUIDELINES FOR LANDSCAPING PURPOSES
(Transmission Line Rights-of-Way)

LANDSCAPING POLICY

The Los Angeles Department of Water and Power (LADWP) recognizes the need to consider the multiple uses of transmission line rights-of-way to maximize the benefits resulting from compatible multiple land uses. One of these uses is Landscaping. LADWP will allow Landscaping within its transmission line rights-of-way to parties submitting a viable plan which affects the range of real properties. LADWP must receive fair rental value for using our transmission line rights-of-way for the purpose of Landscaping.

This Landscaping policy, however, is contingent upon LADWP's ability to maintain strict control of its transmission line rights-of-way without adversely interfering with the essential and primary function of transmitting electrical power safely and reliably. In the event that the Landscaping improvements or activities interfere with LADWP's ability to efficiently operate and maintain the transmission system, then such allowance for Landscaping will be withdrawn for modification or termination. Any request for Landscaping within the transmission line rights-of-way must comply with these guidelines.

TERMINOLOGY AND OVERVIEW

"Landscaping", as used in these Guidelines, is defined as any activity that modifies the visible features of an area of land, including but not limited to: (1) living elements, such as plants; or gardening, with a goal of creating an attractive environment within the landscape; (2) natural elements such as landforms, or terrain shape and elevation; and (3) human elements such as structures, buildings, fences or other material objects created and/or installed by humans. Any request for landscaping will be reviewed on a case-by-case basis.

Landscaping on a transmission line right-of-way where LADWP has an easement will require a Consent Agreement from LADWP and License Agreement (License) or Lease Agreement (Lease) with the underlying fee owner; Landscaping on a transmission line right-of-way where LADWP has fee ownership will require a License or a Lease. Both the Consent Agreement and the License/Lease will be collectively referred to herein as the "Agreement". The individual or company that obtains the Agreement for use of the property is referred to herein as "User".

The Real Estate Section (Real Estate) will review each request for Landscaping within the transmission line right-of-way and determine the adequacy of such proposed plan and its compatibility with LADWP's requirements listed under "Guidelines" and the surrounding property owners. The Power System Engineering Services Division (ESD), Legal Division, Wastewater Quality and Compliance within Environmental Services Division will review and report its findings and recommendations to Real Estate for processing. Final approval of any plans and documents, including the decision to allow such uses, is the responsibility of ESD.

Each request for Landscaping will be reviewed on its own merits and must comply with the attached conditions described under "Guidelines." LADWP reserves the right to impose

additional conditions and requirements deemed appropriate and necessary for the specific request under review. These conditions and requirements shall be strictly enforced; any violation of the conditions and requirements shall be grounds for termination of the Agreement. The decision whether to allow such use is within the sole and absolute discretion of LADWP.

Guidelines Approved by:

ORIGINAL SIGNED BY
MICHAEL A. COIA

12/23/09

MICHAEL A. COIA
Executive Director
Power Operation and Maintenance

Dated

GUIDELINES

1. General Guidelines for All Secondary Land Use Programs, as shown on Attachment 1 are incorporated herein, and unless otherwise specified herein or in the Agreement, User shall comply with the General Guidelines for All Secondary Land Use Programs.
2. LADWP requires drought tolerant landscaping to encourage water conservation.
3. One factor reviewed on landscaping plans is how proposed uses impact the transmission line rights-of-way accessibility during Department maintenance and emergency operations. Plant or decomposed granite ground cover that does not create an obstacle (can be driven over) for large vehicles may be used anywhere in the area designated for landscaping. Plants, which may not be used as ground cover, may be spaced from two to 12 feet apart, depending on their size, location, and local terrain. Unless otherwise approved in writing by LADWP, plants not used as drivable ground cover may occupy up to 20% of the landscaping area. Plants may be up to three feet high, and five feet across. Plants that are easy to remove and replace are considered more suitable for landscaping.
4. User will install water conservation efficient fixtures for irrigation purposes such as drip systems and/or smart controllers. If available, User shall utilize recycled water for irrigation.
5. The installation and maintenance of any irrigation system shall be at no expense to LADWP. All waterlines shall be buried at a minimum depth of 24 inches where they cross the patrol road and all other vehicle crossings.
6. Plant or decomposed granite ground cover that does not create an obstacle for large vehicles may be located no closer than 10 feet from the towers - measured from the outermost surface of the tower footing closest to the item being measured. Plants (not drivable ground cover), and other permanent above-grade improvements, and shall not be located closer than 100 feet from the tower footings.
7. LADWP shall not be liable for any damage to the irrigation system, plants/trees and containers, or other facilities placed on the transmission line right-of-way because of LADWP's operation and maintenance.
8. Plants must be trimmed and maintained at a height not to exceed 15 feet.
9. Plants larger than a 15-gallon size shall be permitted only in the area between 10 feet outside the conductor drip line and the adjacent side property line.
10. ~~Approved shade structures and portable storage sheds for tools or supplies shall be permitted only in the area between 10 feet outside the conductor drip line and the adjacent side property line. They shall not exceed 10 feet in height and shall not exceed a footprint of 10 feet by 20 feet. Noncombustible materials shall be used for their construction. Wooden framing materials are not permitted. The shade structure framing shall be designed for quick and easy~~

~~disassembly. The frame covering shall be a fire retardant material. Storage sheds are limited to a maximum of one per acre.~~

11. None of the allowed structures, appurtenances, and nursery products discussed in the foregoing shall be placed on LADWP's transmission line right-of-way until drawings locating these items have been submitted to and approved by LADWP in writing. Structures and appurtenances not mentioned in the foregoing shall not be permitted. All metal structures, such as fencing, shall be electrically grounded.
12. Storage of bulky items is not allowed, unless otherwise approved by LADWP in writing.
13. Storage of mulch and soil shall be limited to a maximum amount of 20 cubic yards, unless otherwise approved by LADWP in writing.
14. No removal of existing soil is allowed.
15. ~~Vehicle Parking Guidelines shall apply where vehicle parking is allowed.~~

Understanding EMF

Electric and Magnetic Fields

During recent years, questions have been raised about the possible health effects of 60-hertz (power frequency) electric and magnetic fields (EMF), which are found wherever you have electricity. This webpage contains easy-to-read information that will help you understand the EMF issue, plus practical tips you can use if you want to reduce your exposure at home and at work.

Can EMF Harm Your Health?

Electric and magnetic fields (EMF) are present wherever electricity flows - around appliances, power lines, in offices, schools and homes. Many researchers believe that if there is a risk of adverse health effects from EMF, it is probably low but warrants further investigation. Most, but not all, childhood studies have reported a weak association between estimates, but not direct measures, of residential magnetic field exposure and certain types of childhood cancer. Worker studies have shown mixed results. Laboratory experiments have shown that magnetic fields can cause changes in living cells. It is not clear whether these changes suggest any risk to human health.

Given the uncertainty of the issue, the medical and scientific communities have been unable to determine that EMF causes health effects or to establish any standard or level of exposure that is known to be either safe or harmful.

The Two Types of Fields

60-HERTZ MAGNETIC FIELDS

Can pass through most objects.

Get weaker with distance.

Are created by the current - or flow of electricity - through a wire, such as when an appliance is turned on.

60-HERTZ ELECTRIC FIELDS

Can be blocked or partially shielded.

Get weaker with distance.

Are produced by the voltage - or electrical "pressure" - in a wire, such as when an appliance is plugged in (but not turned on).

Magnetic Field Measurements

Magnetic Fields in the Home

Measurements are in milligauss (mG)

Home Appliances at	1.2" away	12" away	39" away
<i>Microwave Oven</i>	<i>750 to 4,000 mG</i>	<i>40 to 80 mG</i>	<i>3 to 8 mG</i>
<i>Clothes Washer</i>	<i>8 to 400 mG</i>	<i>2 to 30 mG</i>	<i>0.1 to 2 mG</i>
<i>Electric Range</i>	<i>60 to 2,000 mG</i>	<i>4 to 40 mG</i>	<i>0.1 to 1 mG</i>
<i>Fluorescent Lamp</i>	<i>400 to 4,000 mG</i>	<i>5 to 20 mG</i>	<i>0.1 to 0.3 mG</i>
<i>Hair Dryer</i>	<i>60 to 20,000 mG</i>	<i>1 to 70 mG</i>	<i>0.1 to 3 mG</i>
<i>Television</i>	<i>25 to 500 mG</i>	<i>0.4 to 20 mG</i>	<i>0.1 to 2 mG</i>

Source: Adapted from Gauger 1985

Magnetic Fields Outside

(Maximum range in California utilities will vary.)

Distribution Lines	1 to 80 milligauss under the line
Transmission Lines	1 to 300 milligauss edge of right-of-way

Research Is Ongoing

A number of research studies are now under way to determine if magnetic fields do pose any health risk and, if so, what aspect of the fields might be harmful. For example, at this time, no one knows whether the length of time in a field, the field strength, going "in and out" of a field, or combinations of these with other factors might be relevant.

What Is Being Done About EMF in California?

As a result of a 1993 decision by the California Public Utilities Commission, an EMF research and information program has been established. This program is managed by the California Department of Health Services (CDHS) and funded by utility rate payers. The purpose of the program is to perform research and policy analysis, and provide education and technical assistance to benefit Californians. Input to the CDHS is provided by a Stakeholders Advisory Consultant Group (SAC), consisting of representatives of the public, consumer groups, health and scientific experts, and labor and utility representatives. Additional input can be provided by state agencies, consultants, and special interest groups during the open forum discussion periods at the SAC meetings. These meetings are open to the general public. Financial support by utilities of the \$65-million federal program is continuing.

What You Can Do?

Studies of EMF have not shown that people need to change the way they use electric appliances or equipment. But if you feel reducing your exposure would be beneficial, you can increase your distance from electric appliances and/or limit the amount of time you use appliances at home or at work.

For instance:

- You can place telephone answering machines and electric clocks away from the head of your bed.
- You can increase your distance from appliances such as televisions, computer monitors and microwave ovens.
- You can also reduce your EMF exposure by limiting the time you spend using personal appliances such as hair dryers, electric razors, heating pads and electric blankets.
- You can limit the time you spend using electric cooking appliances.
- You can locate sources of EMF in your work environment and spend break time in lower-field areas.

It is not known whether such actions will have any impact on your health.

"To Summarize..."

- EMF exists wherever there is electricity: in homes, in workplaces and near power lines. Electric fields exist whenever equipment is plugged in, but magnetic fields exist only when equipment is turned on. Both types of fields get weaker with distance from their source.
- Until more is known, your best strategy is to stay informed and, if you think it's necessary, to limit your exposure. You may be able to reduce your exposure by identifying EMF sources, changing the way you use electric appliances and increasing your distance from EMF sources.

For More Information Call or Write Us:

- Call: LADWP EMF Inquiry Line @ (213) 367 - 2616
-
- Post:

Los Angeles Department of Water And Power
EMF Research and Education Team
Room 1044
111 North Hope St.
Los Angeles, Ca 90012-2694

Links to other related sites

- [--http://www.niehs.nih.gov/health/topics/agents/emf/](http://www.niehs.nih.gov/health/topics/agents/emf/)
- [--http://www.fda.gov/oc/electromagneticfields.html](http://www.fda.gov/oc/electromagneticfields.html)
- [--http://www.bioelectromagnetics.org/index.php](http://www.bioelectromagnetics.org/index.php)
- [--http://www.bioelectromagnetics.org/resources.php](http://www.bioelectromagnetics.org/resources.php)