

RESOLUTION NO. 7507

**CITY OF SOUTH GATE
LOS ANGELES COUNTY, CALIFORNIA**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH GATE APPROVING VESTING TENTATIVE TRACT MAP NO. 71625 TO SUBDIVIDE APPROXIMATELY 19 ACRE SITE INTO EIGHT LOTS IN CONJUNCTION WITH THE DEVELOPMENT OF THE AZALEA REGIONAL SHOPPING CENTER AND CITY PUBLIC AMENITIES AT THE NORTHWEST CORNER OF FIRESTONE BOULEVARD AND ATLANTIC AVENUE

WHEREAS, on June 5, 2012, Atlantic-Firestone LLC submitted a complete application for Vesting Tentative Tract Map No. 71625, a request to subdivide the approximate 19 acre site area into eight lots in conjunction with the development of the Azalea Regional Shopping Center and certain public amenities at the northwest corner of Firestone Boulevard and Atlantic Avenue; and

WHEREAS, the City Council upon giving the required notice, did on the tenth day of July, 2012, continued this item to its meeting on July 24, 2012; and

WHEREAS, the City conduct did on the twenty fourth day of July conducted a duly advertised public hearing as required by law to consider said tentative tract map; and

WHEREAS, the City Council determined that the proposed Vesting Tentative Tract Map No. 71625 does not require any further environmental review based on City Council adoption of an addendum (2011) to the project EIR (2008) on December 13, 2011; and

WHEREAS, studies and investigations were made and a staff report with recommendations was submitted; and

WHEREAS, City Council received Planning Commission report for its meeting of June 19, 2012; and

WHEREAS, the City Council made the following findings and approved the Vesting Tentative Tract Map. No. 71625:

1. The proposed vesting tentative tract map will not be materially detrimental to the general welfare or injurious to the property or improvements in such vicinity.
2. The proposed vesting tentative tract map does not require any further environmental review based on City Council adoption of an addendum (2011) to the project EIR (2008) on December 13, 2012
3. The proposed vesting tentative tract map conforms to the Zoning Ordinance and the General Plan.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH GATE DOES HEREBY RESOLVE AS FOLLOWS:

The City Council of the City of South Gate does hereby APPROVE Vesting Tentative Tract Map No. 71625, subject to the satisfaction of all of the conditions listed below.

1. Code Compliance

That unless otherwise waived, the Permittee shall comply with all applicable codes, laws, rules and regulations including the Health and Safety, Building, Public Works, Fire and Zoning Code of the City of South Gate.

2. Compliance with Title 12 and California Subdivision Map Act

That all requirements and procedures of Title 12 (Subdivisions) of the South Gate Municipal Code and State Subdivision Map Act be met.

3. Expiration of the Map

This tract map shall expire two years (on June 19, 2014) following the date of approval by the Planning Commission (June 19, 2012) unless extend pursuant to Section 12.10.070(a)(1) of the South Gate Municipal Code.

4. Conditions of Approval of Previous Applications and agreements

- a. All applicable conditions of approval of Site Plan 299 shall be met.
- b. The developer shall submit/agree to a lot line adjustment for the southerly property lines of lots 1, 2, 3 and 5 of this map to ensure that the "City Remnant Parcels" as defined in the Infrastructure Financing and Fee Waiver Agreement and Joint Escrow Instructions (IFFWA) approved by City Council on May 29, 2012 can be conveyed back to the City if the subject option contained in the (IFFWA) is exercised by the City.
- c. The developer has previously stated that all parcels created through this map will be retained under their ownership and will not be encumbered in any way to the detriment of the potential exercise of the subject option. Any potential encumbrance shall be submitted for review and approval by the City.

5. Public Works Conditions

General Conditions

Prior to the issuance of public works permit, the applicant shall:

1. Comply with all conditions of the approved EIR for this project.
2. The developer shall comply with the "infrastructure Financing and Fee Waiver Agreement and Joint Escrow Instruction" as approved by the City Council on their meeting held on May 29, 2012.
3. Comply with the City's Community Development Ordinance pertaining to construction debris recycling. Contact the Building & Safety Department to obtain a Construction & Demolition Debris Waste Reduction Recycling Plan forms.
4. Contacts the city's Waste Hauling Company (Waste Management) at (800) 774-0288

obtains approval for the location of waste disposal container(s), including facilities for recycling.

Streets

1. Construct on-site parking lot pavement section as required by a pavement engineering or geotechnical report prepared by a Registered Civil Engineer, subject to the review and approval of the Community Development Department.
2. Ingress and egress on Firestone Blvd. and Atlantic Ave. shall be restricted to right-turn only. No left-turns to and from the development on Firestone Blvd. and Atlantic Ave. shall be allowed, unless said left turn movements are controlled by a traffic signal.
3. Paint property address on the curb in front of the proposed development to the City's satisfaction.
4. Lots number 5 and 6 shall be dedicated as vehicular access rights (except at the locations of the building pads) in favor of/to lots number 1, 2, 3 and 4.
5. Coordinate with the appropriate telephone company to remove the existing pay phone in the public right-of-way. Pay phones are not permitted in the public right-of-way, but may be installed inside a project facility on the site if desired.
6. All overhead utilities (Power, telephone and cable television services, etc) shall be undergrounded.

Drainage

1. Prepare covenant, subject to Community Development Department's approval, to allow cross-lot drainage.
2. The proposed drainage system shall be constructed and connected to the existing storm drain Los Angeles County Flood Control District (LACFCD/City Project No.275-581-F11) in Firestone Blvd. Developer shall process the storm drain plans through the Los Angeles County Department of Public Works as a Miscellaneous Transfer Drain (MTD), if applicable, OR to obtain a Letter of Non-Objection (LNO) for the connection.

Water and sewer

Prior to filing of tract map, parcel map or any new development, submit a will serve letter from the water and sewer companies to the city engineer guaranteeing said services:

1. Install adequate sewer lateral(s) to serve the proposed development, and abandon any existing sewer laterals that will not be used, to the satisfaction of the Public Works and Building & Safety Departments.
2. The onsite sewer system/mains shall be privately owned and maintained.
3. Separate lot laterals shall be constructed to serve each lot of the subdivision.

4. Submit a copy of the onsite sewer plans to the Building Department for their review and approval. Contact Los Angeles County Sanitation District for their requirement. Pay L.A. County sewer connection fees.
5. Conduct a sewer capacity Study.
6. All lots shall be served by adequately sized water supply facilities, which shall include fire hydrants of the size, type and location approved by the Fire Chief.
7. The onsite water mains shall be privately owned and maintained and of sufficient size to accommodate the total domestic and fire flow required for the subdivision. The domestic/fire water flows required are to be checked and approved by the Building Department. Fire flows required are to be determined by the Fire Chief.
8. Any deviation from the city standards in constructing the water and sewer lines shall be approved by the Los Angeles County Health Department.

Grading

1. Submit a grading plan accompanied by a soil and geology report for review and approval prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.
2. The applicant shall submit a soil report to prove that the site finish grade is an engineered fill. If not, the soil report shall determine the depth of soil removal to place an engineered fill which will be certified by a registered civil engineer as such.

Traffic

1. Access locations for surface parking and vehicular circulation shall be studied for improved circulation and internal intersection sight distance improvements, and approved by the Community Development Department.
2. On-site traffic circulation studies shall be prepared by the applicant and approved by the Community Development Department. Said studies shall include the following, but not limited to: truck-turning analyses, establishment of the on-site truck route and delivery time windows, analysis of pedestrian circulation to meet the latest ADA requirements.
3. The most westerly driveway on Firestone Boulevard shall be designed to accommodate semi-trucks with 53-foot trailers for delivery purposes.
4. Clear unobstructed sight distances shall be provided at all site accesses.
5. All traffic appurtenances within the Project area, on-site, and required by the City shall be provided by the applicant.

6. An easement shall be provided for loop detectors for the new signalized project accesses Atlantic Avenue and Firestone Boulevard unless alternative forms of detection are provided to the satisfaction of the City's traffic consultant and City Engineer.
7. Developer shall comply with the latest edition of the California MUTCD for traffic signals, signing and pavement markers for on-site improvements.
8. Project egresses at non-signalized locations shall be controlled by a Stop sign.
9. Vehicular access rights shall be maintained or modified for all affected properties.

Legal Map

The filed map shall comply with the latest edition of the state subdivision Map Act, the City of South Gate Municipal Code and all the applicable state and local laws.

Prior to recordation, the Applicant shall:

1. Prepare by, under the direction of a Registered Civil Engineer authorized to practice land surveying, or a Licensed Land Surveyor, must be processed through the City Engineer's office prior to being filed with the County Recorder.
2. Submit a current title report. An updated title report shall be provided (not older than 90 days) before the final tract/parcel map is released for filing with the County Recorder.
3. Monumentation of the Vesting Tract map boundaries are to be installed within 90 days of tract map recordation.
4. The applicant shall provide an easement shown on the tract map, guaranteeing access rights to the owner of the north east lot (commonly known as the Ameron site).
5. Dedicate on the tract map required right-of-way along Firestone Boulevard and Atlantic Avenue frontage, to widen streets to their ultimate width as shown on the Firestone Boulevard and Atlantic Avenue Intersection Improvement construction plans.

5. NPDES requirements

3. Comply with all Federal, State and local agency requirements pertaining to the Clean Water Act, as set forth in the Countywide National Pollutant Discharge Elimination System (NPDES) Permit.
4. Comply with the City's Storm Water Management Ordinance and SUSMP requirements (storm water correction sheet included). A SUSMP shall be prepared which must follow the countywide SUSMP guidelines and the latest guidelines for the State Regional Water Quality Control Board. Implement all NPDES requirements and BMPs during and after construction. Provide and obtain approval of a site-specific Erosion Control Plan, Local Storm Water Pollution Prevention Plan (LSWPPP) and a Storm Water Pollution Prevention Plan (SWPPP) from the City's plan-check consultants.

5. Upload the SWPPP to the State's SMART database system.
6. File a Notice of Intent (NOI) with the State Water Resources Control board and provide Waste Discharge Identification (WDID) number to the City.
7. Design and construct an onsite storm drain system to be maintained by the developer. Said storm drain system shall be connected directly to the existing storm drain system located on Firestone Boulevard and owned by the Los Angeles County Department of Public Works (LACDPW). Applicant shall coordinate with and meet all applicable LACDPW requirements.
8. Applicant must meet the requirements of the conditions below made by the City's Environmental consultant and approved by the City Engineer.

A. Prior to the Issuance of Final Grading Permits:

- i. Submit 3 sets of a SUSMP in a report format – include plans
- ii. SUSMP must require that all privately owned area drains will be inspected a minimum of once per year and cleaned if necessary by the applicant.
- iii. Plans must show buildings, parking areas, processing areas and the entire on-site storm water conveyance system including: location of roof drains, drainage swales, underground piping, sumps and sump pump locations from the point of origin to the offsite discharge point. Roofs over trash bin areas are strongly recommended.
- iv. Provide the "No Dumping – Drains to Ocean" logo that be installed on all privately owned and operated internal yard drains, catch basins, drain inlets draining to the street or storm drain system.
- v. The SUSMP must contain this EXACT stated signed by the landowner or engineer of record

I certify under penalty of law that this document and all attachments were prepared under my jurisdiction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

B. Design Standards for Structural or Treatment Control BMPs

- i. Provide calculations and describe the method to capture or treat the volume of runoff produced from each and every storm event up to 1/4" of rainfall or

flow through runoff resulting from a storm of up to 0.2" per hour – for the entire site include roof, roadways and driveways.

- ii. For the site, it is recommended that a bio-swale, or infiltration basin, system be used as the primary BMP. Inserts could be used, but as supplements to primary treatments. A percolation test shall be conducted before designing infiltration basins.
- iii. Treatment systems that can allow stagnant water shall not be implemented.
- iv. Show locations of and provide treatment specifications of BMPs, including installation details on the plans.
- v. Describe maintenance procedures of the treatment systems.
- vi. Treatment systems are NOT permitted in the public right-of-way.
- vii. Describe the maintenance schedule (sweeping and removal of excessive oil, grease and buildup) of parking lots.

9. The applicant shall abide by the Municipal Separate Storm Sewer System (MS4) permit requirements issued to the city.
10. If any hazardous material is encountered on the site that has the potential to reach groundwater supply, the applicant shall secure a permit for the State Regional Water Quality Control Board.
11. If any hazardous material is encountered on the site, the developer shall secure an identification number form the Environmental Protection Agency (EPA).
12. Applicant must comply with all applicable South Coast Air Quality Management District (AQMD) regulations.
13. The applicant shall deploy BMPs during and after construction.
14. Pay all applicable plan-check and inspection fees.
15. Comply with requirements of Regional Water Quality Control Board regulations and file all applicable annual reports.

6. Use and Occupancy

1. Prior to issuance of a release of Use and Occupancy, all the above conditions shall be complied with and all the improvements are in place.
2. Prior to issuance of Use and Occupancy, the applicant shall submit proof to the City Engineer that they have complied with all the Fire Department requirements.

7. Fish and Game Fee

If the Department of Fish and Game determines that this project is not exempt from the

filing fees imposed pursuant to the Fish and Game Code Section 711.4, approval of this project shall be conditioned on the developer paying to the Department of Fish and Game such fees and any fine which the Department of Fish and Game determines to be owed.

SECTION 2. The City Clerk shall certify to the adoption of this Resolution which shall be effective upon its adoption.

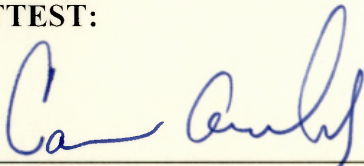
PASSED, APPROVED AND ADOPTED this 24th day of July, 2012.

CITY OF SOUTH GATE:



W. H. (Bill) De Witt, Mayor

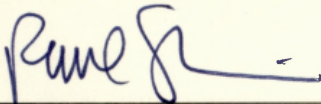
ATTEST:



Carmen Avalos, City Clerk

(Seal)

APPROVED AS TO FORM:



Raul F. Salinas, City Attorney

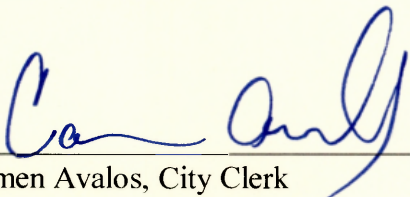
RESOLUTION CERTIFICATION PAGE

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF SOUTH GATE)

I, Carmen Avalos, City Clerk of the City of South Gate, California, hereby certify that the whole number of Members of the City Council of said City is five; that Resolution No. 7507 was adopted by the City Council at their Regular Meeting held on July 24, 2012, by the following vote:

Ayes: Council Members: Hurtado, Morales and Davila
Noes: Council Members: Gonzalez
Absent: Council Members: De Witt
Abstain: Council Members: None

Witness my hand and the seal of said City on August 2, 2012.



Carmen Avalos, City Clerk
City of South Gate, California