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RECORDING REQUESTED BY  
AND MAIL TO:

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
BUILDING AND SAFETY DIVISION  
900 S. FREMONT AVENUE, 3RD FLOOR  
ALHAMBRA, CA 91803-1331



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**COVENANT AND AGREEMENT REGARDING THE MAINTENANCE OF LOW IMPACT  
DEVELOPMENT (LID) FEATURES**

The undersigned, Salvador Lomeli (Owner), hereby certifies that it owns the real property described as follows ("Subject Property"), located in the County of Los Angeles, State of California:

LEGAL DESCRIPTION

ASSESSOR'S ID: # 8435-022-001 TRACT NO. 16567 LOT NO. 32  
ADDRESS: 4142 N FOXDALE AVE COVINA CA 91722

Owner is aware of the requirements of County of Los Angeles' Green Building Standards Code, Title 31 relating to LID standards. In accordance with said Title 31, Section 4.106.4 the following LID features have been installed on the Subject Property:

- |   |  |
|---|--|
| <input type="checkbox"/> Porous pavement                | <input type="checkbox"/> Dry Well  |
| <input type="checkbox"/> Cistern/rain barrel            | <input type="checkbox"/> Storage containers                              |
| <input type="checkbox"/> Rain garden/planter box        | <input checked="" type="checkbox"/> Landscaping and landscape irrigation |
| <input type="checkbox"/> Disconnect impervious surfaces | <input type="checkbox"/> Green roof                                      |
| <input checked="" type="checkbox"/> Other               |  |

VEGETATED SWALE

The location & type of each LID feature installed on the Subject Property is identified on the site diagram attached hereto as Exhibit 1.

Owner hereby covenants and agrees to maintain the above-described LID features in a good and operable condition at all times, and in accordance with the LID Maintenance Guidelines, attached hereto as Exhibit 2.

Owner further covenants and agrees that the above-described LID features shall not be removed from the Subject Property unless and until they have been replaced with other LID features in accordance with County of Los Angeles' Green Building Standards Code, Title 31.

Owner further covenants and agrees that if Owner hereafter sells the Subject Property, Owner shall provide printed educational materials to the buyer regarding the LID features that are located on the Subject Property, including the type(s) and location(s) of all such features, and instructions for properly maintaining all such features.

Owner makes this Covenant and Agreement on behalf of itself and its successors and assigns. This Covenant and Agreement shall run with the Subject Property and shall be binding upon Owner, future owners, and their heirs, successors and assignees, and shall continue in effect until the release of this Covenant and Agreement by the County of Los Angeles, in its sole discretion.

Owner(s):  
By: Salvador Lomeli Date: 03-05-2013  
SALVADOR LOMELI Date: 3-5-13

(PLEASE ATTACH NOTARY)

REFERENCE

PLAN CHECK NO.: \_\_\_\_\_ DISTRICT OFFICE NO.: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

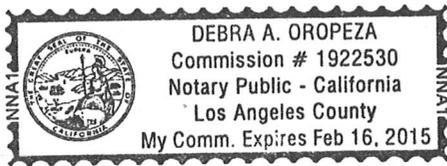
State of California

County of Los Angeles

On 3-5-2013 before me, Debra A. Oropeza, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Salvador Lomeli  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Debra A. Oropeza  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Covenant and Agreement Regarding The Maintenance of Low Impact Development (LID) Features  
Document Date: March 5, 2013 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

- Signer's Name: \_\_\_\_\_
- Corporate Officer — Title(s): \_\_\_\_\_
  - Individual
  - Partner —  Limited  General
  - Attorney in Fact
  - Trustee
  - Guardian or Conservator
  - Other: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER  
Top of thumb here

Signer Is Representing: \_\_\_\_\_

- Signer's Name: \_\_\_\_\_
- Corporate Officer — Title(s): \_\_\_\_\_
  - Individual
  - Partner —  Limited  General
  - Attorney in Fact
  - Trustee
  - Guardian or Conservator
  - Other: \_\_\_\_\_

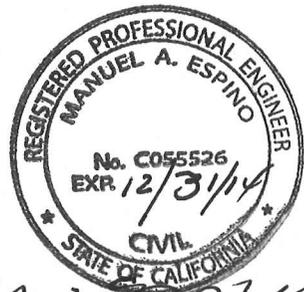
RIGHT THUMBPRINT OF SIGNER  
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Signer Is Representing: \_\_\_\_\_



# LID MAINTENANCE GUIDELINES

## EXHIBIT 2



*m. espino*

## VEGETATED SWALES



### POLLUTANT REMOVAL

<b>Sediment</b>	<b>Medium</b>
<b>Nutrients</b>	<b>Low</b>
<b>Trash</b>	<b>Low</b>
<b>Metals</b>	<b>Medium</b>
<b>Bacteria</b>	<b>Low</b>
<b>Oil and Grease</b>	<b>Medium</b>
<b>Organics</b>	<b>Medium</b>

### DESCRIPTION

Vegetated swales are open, shallow channels with low-lying vegetation covering the side slopes and bottom that collect and slowly convey runoff flow to downstream discharge points. Vegetated swales provide pollutant removal through settling and filtration in the vegetation (usually grasses) lining the channels; provide the opportunity for volume reduction through infiltration and evapotranspiration, and reduce the flow velocity in addition to conveying stormwater runoff. An effective vegetated swale achieves uniform sheet flow over and through a densely vegetated area for a period of several minutes. The vegetation in the swale can vary depending on its location within a development project and is the choice of the designer depending on the functional criteria outlined below. Swales that are integrated within a project may use turf or other more intensive landscaping while swales that are located on the project perimeter, within a park, or close to an open space area may be planted with a more naturalistic plant palette.

### **ADVANTAGES**

- Potentially inexpensive
- Significant collateral water quality benefits
- Roadside ditches are easily converted to swales

### **LIMITATIONS**

- Can be difficult to avoid channelization
- Cannot treat a large drainage area. Large areas may need to be divided and treated with several swales
- Impractical in areas with steep topography
- Not effective and may even erode when flow velocities are high if the grass cover is not properly maintained
- In some places their use is restricted by law; many local municipalities require curb and gutter systems in residential areas
- Swales are more susceptible to failure, if not properly maintained, than other treatment BMPs

## **GENERAL CONSTRAINTS AND SITE CONCERNS**

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- Steep terrain and/or large tributary areas may cause erosive flows.
- Limited site slope may cause ponding.
- Swales must not interfere with flood control functions of existing conveyance and detention structures.

## **MULTIUSE OPPORTUNITIES**

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Swales can easily be converted into roadside vegetated buffers or parking lot landscaping.

**Note:** Please refer to the *County of Los Angeles Department of Public Works Stormwater Best Management Practice Design and Maintenance Manual* for the most up-to-date information on this BMP.

establishment. Where runoff diversion is not possible, cover graded and seeded areas with suitable erosion control materials.

### Maintenance

The useful life of a vegetated swale system is directly proportional to its maintenance frequency. If properly designed and regularly maintained, vegetated swales can last indefinitely. The maintenance objectives for vegetated swale systems include keeping up the hydraulic and removal efficiency of the channel and maintaining a dense, healthy grass cover.

Maintenance activities should include periodic mowing (with grass never cut shorter than the design flow depth), weed control, watering during drought conditions, reseeding of bare areas, and clearing of debris and blockages. Cuttings should be removed from the channel and disposed in a local composting facility. Accumulated sediment should also be removed manually to avoid concentrated flows in the swale. The application of fertilizers and pesticides should be minimal.

Another aspect of a good maintenance plan is repairing damaged areas within a channel. For example, if the channel develops ruts or holes, it should be repaired utilizing a suitable soil that is properly tamped and seeded. The grass cover should be thick; if it is not, reseed as necessary. Any standing water removed during the maintenance operation must be disposed to a sanitary sewer at an approved discharge location. Residuals (e.g., silt, grass cuttings) must be disposed in accordance with local or State requirements. Maintenance of grassed swales mostly involves maintenance of the grass or wetland plant cover. Typical maintenance activities are summarized below:

- Inspect swales at least twice annually for erosion, damage to vegetation, and sediment and debris accumulation preferably at the end of the wet season to schedule summer maintenance and before major fall runoff to be sure the swale is ready for winter. However, additional inspection after periods of heavy runoff is desirable. The swale should be checked for debris and litter, and areas of sediment accumulation.
- Grass height and mowing frequency may not have a large impact on pollutant removal. Consequently, mowing may only be necessary once or twice a year for safety or aesthetics or to suppress weeds and woody vegetation.
- Trash tends to accumulate in swale areas, particularly along highways. The need for litter removal is determined through periodic inspection, but litter should always be removed prior to mowing.
- Sediment accumulating near culverts and in channels should be removed when it builds up to 75 mm (3 in.) at any spot, or covers vegetation.
- Regularly inspect swales for pools of standing water. Swales can become a nuisance due to mosquito breeding in standing water if obstructions develop (e.g. debris accumulation, invasive vegetation) and/or if proper drainage slopes are not implemented and maintained.

# LANDSCAPE IRRIGATION

## DESCRIPTION

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The majority of residential water usage is dedicated to landscape irrigation. Irrigation systems are often poorly designed and maintained, resulting in inefficient water usage and urban runoff. Urban runoff from irrigation often carries fertilizers, pesticides, herbicides, and other pollutants used on landscapes. Efficient irrigation design can minimize the amount of water used to irrigate a landscape and eliminate urban runoff from the site. Methods to increase irrigation efficiency include low-flow sprinkler heads, smart controllers that take into account local evapotranspiration rates, sensors that detect unfavorable weather conditions, and low-flow sprinkler heads.

## DESIGN SPECIFICATIONS

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### SMART IRRIGATION CONTROLLERS

A smart irrigation controller is a device that automatically adjusts watering times in response to weather changes. Smart irrigation controllers use sensors and weather information to manage watering times and frequency. In order to comply with the landscape irrigation option for small scale residential projects, the applicant shall install a smart irrigation controller for any area of the lot that is either landscaped or designated for future landscaping.



## Description

Landscape maintenance activities include vegetation removal; herbicide and insecticide application; fertilizer application; watering; and other gardening and lawn care practices. Vegetation control typically involves a combination of chemical (herbicide) application and mechanical methods. All of these maintenance practices have the potential to contribute pollutants to the storm drain system. The major objectives of this BMP are to minimize the discharge of pesticides, herbicides and fertilizers to the storm drain system and receiving waters; prevent the disposal of landscape waste into the storm drain system by collecting and properly disposing of clippings and cuttings, and educating employees and the public.

## Approach

### *Pollution Prevention*

- Implement an integrated pest management (IPM) program. IPM is a sustainable approach to managing pests by combining biological, cultural, physical, and chemical tools.
- Choose low water using flowers, trees, shrubs, and groundcover.
- Consider alternative landscaping techniques such as naturescaping and xeriscaping.
- Conduct appropriate maintenance (i.e. properly timed fertilizing, weeding, pest control, and pruning) to help preserve the landscapes water efficiency.

## Objectives

- Contain
- Educate
- Reduce/Minimize
- Product Substitution

## Targeted Constituents

Sediment	<input checked="" type="checkbox"/>
Nutrients	<input checked="" type="checkbox"/>
Trash	<input checked="" type="checkbox"/>
Metals	
Bacteria	
Oil and Grease	
Organics	
Oxygen Demanding	<input checked="" type="checkbox"/>



- Consider grass cycling (grass cycling is the natural recycling of grass by leaving the clippings on the lawn when mowing. Grass clippings decompose quickly and release valuable nutrients back into the lawn).

***Suggested Protocols******Mowing, Trimming, and Weeding***

- Whenever possible use mechanical methods of vegetation removal (e.g. mowing with tractor-type or push mowers, hand cutting with gas or electric powered weed trimmers) rather than applying herbicides. Use hand weeding where practical.
- Avoid loosening the soil when conducting mechanical or manual weed control, this could lead to erosion. Use mulch or other erosion control measures when soils are exposed.
- Performing mowing at optimal times. Mowing should not be performed if significant rain events are predicted.
- Mulching mowers may be recommended for certain flat areas. Other techniques may be employed to minimize mowing such as selective vegetative planting using low maintenance grasses and shrubs.
- Collect lawn and garden clippings, pruning waste, tree trimmings, and weeds. Chip if necessary, and compost or dispose of at a landfill (see waste management section of this fact sheet).
- Place temporarily stockpiled material away from watercourses, and berm or cover stockpiles to prevent material releases to storm drains.

***Planting***

- Determine existing native vegetation features (location, species, size, function, importance) and consider the feasibility of protecting them. Consider elements such as their effect on drainage and erosion, hardiness, maintenance requirements, and possible conflicts between preserving vegetation and the resulting maintenance needs.
- Retain and/or plant selected native vegetation whose features are determined to be beneficial, where feasible. Native vegetation usually requires less maintenance (e.g., irrigation, fertilizer) than planting new vegetation.
- Consider using low water use groundcovers when planting or replanting.

***Waste Management***

- Compost leaves, sticks, or other collected vegetation or dispose of at a permitted landfill. Do not dispose of collected vegetation into waterways or storm drainage systems.
- Place temporarily stockpiled material away from watercourses and storm drain inlets, and berm or cover stockpiles to prevent material releases to the storm drain system.
- Reduce the use of high nitrogen fertilizers that produce excess growth requiring more frequent mowing or trimming.

- Avoid landscape wastes in and around storm drain inlets by either using bagging equipment or by manually picking up the material.

## ***Irrigation***

- Where practical, use automatic timers to minimize runoff.
- Use popup sprinkler heads in areas with a lot of activity or where there is a chance the pipes may be broken. Consider the use of mechanisms that reduce water flow to sprinkler heads if broken.
- Ensure that there is no runoff from the landscaped area(s) if re-claimed water is used for irrigation.
- If bailing of muddy water is required (e.g. when repairing a water line leak), do not put it in the storm drain; pour over landscaped areas.
- Irrigate slowly or pulse irrigate to prevent runoff and then only irrigate as much as is needed.
- Apply water at rates that do not exceed the infiltration rate of the soil.

## ***Fertilizer and Pesticide Management***

- Utilize a comprehensive management system that incorporates integrated pest management (IPM) techniques. There are many methods and types of IPM, including the following:
  - Mulching can be used to prevent weeds where turf is absent, fencing installed to keep rodents out, and netting used to keep birds and insects away from leaves and fruit.
  - Visible insects can be removed by hand (with gloves or tweezers) and placed in soapy water or vegetable oil. Alternatively, insects can be sprayed off the plant with water or in some cases vacuumed off of larger plants.
  - Store-bought traps, such as species-specific, pheromone-based traps or colored sticky cards, can be used.
  - Slugs can be trapped in small cups filled with beer that are set in the ground so the slugs can get in easily.
  - In cases where microscopic parasites, such as bacteria and fungi, are causing damage to plants, the affected plant material can be removed and disposed of (pruning equipment should be disinfected with bleach to prevent spreading the disease organism).
  - Small mammals and birds can be excluded using fences, netting, tree trunk guards.
  - Beneficial organisms, such as bats, birds, green lacewings, ladybugs, praying mantis, ground beetles, parasitic nematodes, trichogramma wasps, seed head weevils, and spiders that prey on detrimental pest species can be promoted.
- Follow all federal, state, and local laws and regulations governing the use, storage, and disposal of fertilizers and pesticides and training of applicators and pest control advisors.

- Use pesticides only if there is an actual pest problem (not on a regular preventative schedule).
- Do not use pesticides if rain is expected. Apply pesticides only when wind speeds are low (less than 5 mph).
- Do not mix or prepare pesticides for application near storm drains.
- Prepare the minimum amount of pesticide needed for the job and use the lowest rate that will effectively control the pest.
- Employ techniques to minimize off-target application (e.g. spray drift) of pesticides, including consideration of alternative application techniques.
- Fertilizers should be worked into the soil rather than dumped or broadcast onto the surface.
- Calibrate fertilizer and pesticide application equipment to avoid excessive application.
- Periodically test soils for determining proper fertilizer use.
- Sweep pavement and sidewalk if fertilizer is spilled on these surfaces before applying irrigation water.
- Purchase only the amount of pesticide that you can reasonably use in a given time period (month or year depending on the product).
- Triple rinse containers, and use rinse water as product. Dispose of unused pesticide as hazardous waste.
- Dispose of empty pesticide containers according to the instructions on the container label.

#### *Inspection*

- Inspect irrigation system periodically to ensure that the right amount of water is being applied and that excessive runoff is not occurring. Minimize excess watering, and repair leaks in the irrigation system as soon as they are observed.
- Inspect pesticide/fertilizer equipment and transportation vehicles daily.

#### **Training**

- Educate and train employees on use of pesticides and in pesticide application techniques to prevent pollution. Pesticide application must be under the supervision of a California qualified pesticide applicator.
- Train/encourage municipal maintenance crews to use IPM techniques for managing public green areas.
- Annually train employees within departments responsible for pesticide application on the appropriate portions of the agency's IPM Policy, SOPs, and BMPs, and the latest IPM techniques.

- Employees who are not authorized and trained to apply pesticides should be periodically (at least annually) informed that they cannot use over-the-counter pesticides in or around the workplace.
- Use a training log or similar method to document training.

### ***Spill Response and Prevention***

- Refer to SC-11, Spill Prevention, Control & Cleanup
- Have spill cleanup materials readily available and in a known location
- Cleanup spills immediately and use dry methods if possible.
- Properly dispose of spill cleanup material.

### ***Other Considerations***

- The Federal Pesticide, Fungicide, and Rodenticide Act and California Title 3, Division 6, Pesticides and Pest Control Operations place strict controls over pesticide application and handling and specify training, annual refresher, and testing requirements. The regulations generally cover: a list of approved pesticides and selected uses, updated regularly; general application information; equipment use and maintenance procedures; and record keeping. The California Department of Pesticide Regulations and the County Agricultural Commission coordinate and maintain the licensing and certification programs. All public agency employees who apply pesticides and herbicides in "agricultural use" areas such as parks, golf courses, rights-of-way and recreation areas should be properly certified in accordance with state regulations. Contracts for landscape maintenance should include similar requirements.
- All employees who handle pesticides should be familiar with the most recent material safety data sheet (MSDS) files.
- Municipalities do not have the authority to regulate the use of pesticides by school districts, however the California Healthy Schools Act of 2000 (AB 2260) has imposed requirements on California school districts regarding pesticide use in schools. Posting of notification prior to the application of pesticides is now required, and IPM is stated as the preferred approach to pest management in schools.

## **Requirements**

### ***Costs***

Additional training of municipal employees will be required to address IPM techniques and BMPs. IPM methods will likely increase labor cost for pest control which may be offset by lower chemical costs.

### ***Maintenance***

Not applicable

**Supplemental Information*****Further Detail of the BMP******Waste Management***

Composting is one of the better disposal alternatives if locally available. Most municipalities either have or are planning yard waste composting facilities as a means of reducing the amount of waste going to the landfill. Lawn clippings from municipal maintenance programs as well as private sources would probably be compatible with most composting facilities

***Contractors and Other Pesticide Users***

Municipal agencies should develop and implement a process to ensure that any contractor employed to conduct pest control and pesticide application on municipal property engages in pest control methods consistent with the IPM Policy adopted by the agency. Specifically, municipalities should require contractors to follow the agency's IPM policy, SOPs, and BMPs; provide evidence to the agency of having received training on current IPM techniques when feasible; provide documentation of pesticide use on agency property to the agency in a timely manner.

**References and Resources**

King County Stormwater Pollution Control Manual. Best Management Practices for Businesses. 1995. King County Surface Water Management. July. On-line:

<http://dnr.metrokc.gov/wlr/dss/spcm.htm>

Los Angeles County Stormwater Quality Model Programs. Public Agency Activities

[http://ladpw.org/wmd/npdes/model\\_links.cfm](http://ladpw.org/wmd/npdes/model_links.cfm)

Model Urban Runoff Program: A How-To Guide for Developing Urban Runoff Programs for Small Municipalities. Prepared by City of Monterey, City of Santa Cruz, California Coastal Commission, Monterey Bay National Marine Sanctuary, Association of Monterey Bay Area Governments, Woodward-Clyde, Central Coast Regional Water Quality Control Board. July. 1998.

Orange County Stormwater Program

[http://www.ocwatersheds.com/StormWater/swp\\_introduction.asp](http://www.ocwatersheds.com/StormWater/swp_introduction.asp)

Santa Clara Valley Urban Runoff Pollution Prevention Program. 1997 Urban Runoff Management Plan. September 1997, updated October 2000.

United States Environmental Protection Agency (USEPA). 2002. Pollution Prevention/Good Housekeeping for Municipal Operations Landscaping and Lawn Care. Office of Water. Office of Wastewater Management. On-line: [http://www.epa.gov/npdes/menuofbmps/poll\\_8.htm](http://www.epa.gov/npdes/menuofbmps/poll_8.htm)

## **RAIN-BARREL/CISTERN SYSTEM**

During rain events, irrigation is automatically suspended by means of rain sensor interrupt, or manually shutoff at the controller. The cistern pump may be operated to pump the stored water out into the landscape area(s) after 24-hour of a rain event for a period of 48 hours. Total drawdown time is 72 hours.

### **Maintenance Log**

Keep a log of all inspection and maintenance performed on the Catch Basin Filter Inserts, Flow through Planter Box, Infiltration System, and Cistern System. Keep this log on-site.

A level, firm surface for support of the rain barrel(s) is required. Rain barrels should only be elevated with solid construction materials.

Rain-Barrel/Cisterns will be emptied as necessary to prevent standing water from remaining for more than 72 hours following the conclusion of a storm event, unless exclusion devices are implemented to prevent vector access. If vector breeding is taking place at a site as a result of contained stormwater or inadequately maintained BMPs, the Greater Los Angeles County Vector Control District has the ability to fine site owners for violating the California Health and Safety Code (Section 2060 – 2067).

Rain-Barrel/Cistern components, including spigots, downspouts, and inlets will be inspected 4 times annually to ensure proper functionality. Parts will be repaired or replaced as needed.

Rain-Barrel/Cisterns and their components will be cleaned as necessary to prevent algae growth and the breeding of vectors.

Dispersion areas will be maintained to remove trash and debris, loose vegetation, and rehabilitate any areas of bare soil.

Effective energy dissipation and uniform flow spreading methods will be employed to prevent erosion and facilitate dispersion.

## **RAIN GARDEN/ PLANTER BOX**

Once a rain garden is installed, the following criteria should be adhered to. The owner should check all boxes that will be complied with.

Rain gardens will be irrigated deeply once a week during dry months to encourage root growth and keep plants strong, especially while plants are being established. Plants will be inspected for health and weeds will be removed as often as necessary. Rain gardens will be monitored after storm events for signs of overflow. If overflow occurs significantly or often, the size and/or depth of the garden may need to be increased, or other actions to increase infiltration (e.g., soil amendments, underdrain installation) may be necessary. Signs of erosion will be repaired immediately. Operations and Maintenance

An overflow has been incorporated in the rain garden such that excess water will flow into another pervious area and away from the home's foundation or neighboring property.

Detention and infiltration do not (knowingly) cause geotechnical hazards related to slope stability or triggering expansive (clayey) soil movement.

Drought and flood resistant native plant species are used whenever possible. Invasive or pest species have been avoided. A listing of resources where information on native plant species can be found is in the reference section. A list of invasive species may be found at the California Invasive Plant Council, Southern California Region website ([www.cal-ipc.org](http://www.cal-ipc.org)). surrounding area with groundcover or using energy dispersion techniques on downspouts.

Infiltration effectiveness and excess sediment deposition will be monitored annually, preferably prior to the start of the rainy season. Standing water will not remain in a rain garden for more than 3 days. Extended periods of flooding will not only kill vegetation, but may result in the breeding of mosquitos or other vecotrs. If vector breeding occurs at a site as a result of contained stormwater or inadequately maintained BMPs, I understand that the Greater Los Angeles County Vector Control District has the ability to fine site owners for violating the California Health and Safety Code (Section 2060 – 2067). Rain gutters and downspouts will be inspected and cleaned at least twice annually.

### **SECURITY REQUIREMENTS:**

1.Exterior doors, doors between house and garage, windows and their hardware shall conform to the Security Provisions of Chapter 67 of the County of Los Angeles Building Code:

a.Single swinging doors, active leaf or a pair of doors, and the bottom leaf of Dutch doors shall be equipped with a latch and a deadbolt key operated from the outside. Deadbolts shall have a hardened insert with minimum 1-in. throw and

5/8-in. embedment into the jamb. If a latch has a key-locking feature, it shall be a dead latch type.(6709.2)

b.Inactive leaf of a pair of doors or upper leaf of Dutch doors shall have a deadbolt as per the paragraph "a" not a key operated, or hardened deadbolt at top and bottom with 1/2-in. embedment. (6709.3)

c.Swinging wood door(s) shall be solid core not less than 1-3/8-in. thick.

d.Panels of wood doors shall be 1-3/8-in. thick and not more than 300 sq. inches. Stiles and rails to be 1-3/8-in. thick and 3-in. minimum width. (6709.1.2)

e.Door hinge pins accessible from the outside shall be non-removable.

f.Doorstops of wood jambs of in-swinging doors shall be one-piece construction or joined by a rabbet.

g.Glazing within 40-in. of the locking device of the door shall be fully tempered/approved.

h.Overhead and sliding garage doors shall be secured with a cylinder lock, a padlock with a hardened steel shackle, or equivalent when not otherwise locked by electric power operation. Jamb locks shall be on both jambs for doors exceeding 9-ft. in width.

i.Sliding glass doors and sliding glass windows shall be capable of withstanding the tests set forth in Section 6706 and 6707 and shall bear forced-entry-resistant labels. (6710,6715)