

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. An Exhibit "A" map is required for the project since a hillside conditional use permit is required.
2. An approved Hydrology Report and Low Impact Development Plans. Please see attached Storm Drain and Hydrology review sheet (Comments 2 to 4) for requirements. The above mentioned plans shall be submitted directly to Public Works.
3. Please see attached Storm Drain and Hydrology review sheet (Comments 1, 6 and 7) for requirements.
4. As previously requested, an approved soils report. Please see attached Geologic and Soils Engineering review sheet (Comments 1, 3 and 5). The soils report shall be submitted directly to Public Works and a review fee is also required.
5. As previously requested, an approved geotechnical report. Please see attached Geologic and Soils Engineering review sheet (Comments 2, 4 and 6). The engineering geology report shall be submitted directly to Public Works and a review fee is also required.
6. As previously requested, acquire approval from the Department of Regional Planning to waive street frontage to Parcels 2, 3 and 4. Please see attached Road review sheet (Comment 1) for requirements.
7. As previously requested, Provide proof that the subdivider can obtain the necessary off-site easement and/or right of way for the construction of the necessary off-site grading and street improvements/transitions on Sloan Canyon Road. Please see attached Road review sheet (Comment 2) for requirements.
8. Provide a "Will Serve Letter" from the water purveyor. Please see attached Water review sheet (Comment 1) for requirements.

9. A revised tentative map and an Exhibit “A” map are required to show the following additional items:
 - a. Add in the following to the title description:

“LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA”
 - b. As previously requested, label all easements as “to remain”, “to be relocated”, or “to be abandoned”. If easement is to be abandoned, indicate the proposed timing of the abandonment.
 - c. The APN shown on the map is incorrect.
 - d. Please see attached Storm Drain and Hydrology review sheet (Comment 5) for requirements.
 - e. Please see attached Grading review sheet (Comment 1) for requirements.
 - f. Please see attached Road review sheet (Comment 3) for requirements.
 - g. Please see attached Water review sheet (Comment 2) for requirements.
10. As previously requested, a revised “Land Division Application” is required to indicate the name of the water company/district.
11. The APN shown on the “Land Division Application” is incorrect.

HW

JCh

Prepared by John Chin

Phone (626) 458-4918

Date 04-02-2013

pm70839L-rev1.doc

<http://planning.lacounty.gov/case/view/pm070839/>



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

PARCEL MAP NO. 70839

REVISED TENTATIVE MAP DATED 3/5/2013

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

- 1. Mitigate portions of the property with proposed improvement that are lying in and adjacent to the natural drainage courses and are subject to flood hazard.
- 2. A Water Quality Plan* (as part of the Hydrology Report) is required prior to tentative approval of the map when any of the following conditions exist:
 - Any project with 1 acre or more of disturbed land and adding 10,000 square feet or more of impervious area;
 - Street and/or road construction of 10,000 square feet or more of surface area;
 - Redevelopment projects (creation, addition, or replacement of 5,000 square feet of impervious surface area;
 - Single-family hillside homes;

* Effective December 28, 2012, new development and redevelopment projects must comply with the Waste Discharge Requirements of Order No. R4-2012-0175 which was adopted by the Los Angeles Regional Water Quality Control Board (RWQCB) on November 8, 2012. The stormwater runoff volume from the 0.75 inch or 85th percentile, 24 hour rain event, whichever is greater must be retained onsite. For additional information see the LARWQCB web page: http://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/index.shtml
- 3. A Low Impact Development (LID) Plan (as part of the Hydrology Report) is required prior to the tentative approval of the map.
 - Per County Code Section 12.84.460 comply with LID requirements and provide calculations in accordance with the Low Impact Development Standards Manual which can be found at http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf
- 4. Prior to tentative map approval for drainage, submit a Hydrology Report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.
- 5. Prior to tentative map approval for drainage, submit an exhibit map showing building footprints, pad elevations, and proposed drainage and grading patterns.
- 6. Prior to tentative map approval for drainage, submit easement documents for all proposed offsite publicly maintained facilities.



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

7. Comments/Additional Requirements:
A CLOMR or ML Map Revision may be required based on impacts to the FEMA ZONE A or County Adopted Floodway.

Reviewed by  Date 3/28/13 Phone (626) 458-4921
EDEN BERHAN

**County of Los Angeles Department of Public Works
 GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
 GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
 900 So. Fremont Ave., Alhambra, CA 91803
 TEL. (626) 458-4925**

DISTRIBUTION
 ___ Geologist
 ___ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP _____ 70839
 SUBDIVIDER _____ Potts
 ENGINEER _____ D. K. Engineering
 GEOLOGIST _____
 SOILS ENGINEER _____

TENTATIVE MAP DATED _____ 3/5/13 (Revision)
 LOCATION _____ Castaic
 REPORT DATE _____
 REPORT DATE _____

The Regional Planning Commission, developer, and engineer are advised that:

PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:

As previously requested (Geologic and Soils Engineering Review Sheet dated 4/15/10):

1. Provide a soils report, with sufficient subsurface exploration data, pertinent test results and analyses, which addresses and evaluates the site and the proposed development. The report must comply with the provisions of "Manual for Preparation of Geotechnical Reports" prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: <http://dpw.lacounty.gov/gmed/manual.pdf>
2. Based on the State of California Seismic Hazard Maps, the subject site is located in an area with a potential for liquefaction and may be subject to secondary effects of seismic shaking. In accordance with California Public Resources Code § 2697 and California Code of Regulations § 3724, prior to the approval of a project in a seismic hazard zone, a geotechnical report defining and delineating any seismic hazard must be submitted for review and approval. The report must address the potential for liquefaction and ground failure, and must comply with the provisions of the "Manual for Preparation of Geotechnical Reports" prepared by the County of Los Angeles, Department of Public Works, (available on the internet at <http://dpw.lacounty.gov/gmed/manual.pdf>), and DMG Special Publication 117. Provide this office with two (2) original copies of the report for review and distribution to the State of California.

All parameters and data utilized in the liquefaction analysis must comply the requirements of the Geotechnical and Materials Engineering Division's Administrative Manual memo G045.0.

3. Provide chemical test results (sulfate, chloride, resistivity, etc.) for the on-site soils to address the presence of chemicals deleterious to construction materials and utility lines. Recommend mitigation as necessary.
4. Show the following on the geotechnical map:
 - a. Existing and proposed grades.
 - b. Approximate limits and depth of removal and recompaction of unsuitable soils, if applicable.
 - c. Location of "Restricted Use Areas", if applicable.
5. The soils engineer must sign, stamp, and indicate the date of registration expiration on the soils report and all addenda. Original manual signature and wet stamp are required.
6. Effective August 1, 2006, all geotechnical reports submitted for review must include an electronic copy of the report on a CD in Adobe® Portable Document Format (PDF). The electronic version shall include an electronically generated representation of the licensee's seal, signature, and date of sealing or signing. This project cannot be approved until this requirement has been met. The submittal in response to this review must include a CD containing an electronic version of the original report and the supplemental report in response to this review.

NOTE: Provide a copy of this review sheet with your resubmittal.

Prepared by



(Handwritten Signature)

Geir Mathisen
 Geology Section

Date 3/14/13

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. A revised tentative map and/or exhibit map is required to show the following additional items:
 - a. Benchmark information (show BM w/elevation).
 - b. Retaining wall information. All retaining walls should be labeled and dimensioned with the height provided at the tallest point in the wall and any points where the height changes (especially at the Private driveways) .
 - c. Slope set back as required per grading ordinance (J108).
 - d. APN shown on map is not correct.
 - e. All existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned. If applicable, add a general note that no private easements exist on the site.
 - f. Delineate the limits of the entire fire lane, including any turn around areas required by the fire department, limits of grading, longitudinal grades, pavement dimension, and centerline curve data.
 - g. Indicate maintenance responsibilities for all drainage devices.
 - h. Indicate maintenance responsibilities for all slopes to be landscaped per grading ordinance (J110).
 - i. Approval of the latest Hydrology Report, Water Quality plans and Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.
 - j. Provide a grading exhibit to demonstrate feasibility of future development by showing enough information/detail to prove that the future grading footprints will be within the tract boundaries and that reasonable future driveway grades can be constructed to the satisfaction of Public Works.
 - k. No potential debris flow is allowed over the graded slopes and/or pads.

Comply with the approved drainage concept/hydrology.

- I. Provide a grading exhibit to demonstrate compatibility of the proposed grading and driveway grades with the future construction and/or widening of Sloan Canyon Road and currently 24 feet private street to its ultimate width, including any sidewalk or parkway grading as necessary. Compatibility of proposed grading shall be demonstrated to the satisfaction of Public Works.



Name Tony Hui Date March 26, 2013 Phone (626) 458-4921

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It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. As previously requested, submit evidence that the Department of Regional Planning (DRP) is prepared to waive street frontage to Parcels 2, 3, and 4, otherwise provide an interior street system with public street designs and right of way widths to all proposed lots to the satisfaction of Public Works. All weather access shall be provided for the interior street system as there is an existing flood plain that crosses the parcel. Place a note on the tentative map requesting permission to waive street frontage requirements.
2. As previously requested, provide proof that the subdivider can obtain the necessary off-site easement and/or right of way to allow for the construction of the necessary off-site grading and street improvements/transitions (as noted in items 3d and 3e below) on Sloan Canyon Road to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary easements and/or right of way.
3. A revised tentative/exhibit map is required to show/address the following items:
 - a. As previously requested, provide the following applicable title description:

"MINOR LAND DIVISION
VESTING (if applies) TENTATIVE PARCEL MAP 70839
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"
 - b. As previously requested, show all existing easements (onsite and offsite) with names of the holders, document numbers and recorded dates in the vicinity of the proposed subdivision.
 - c. As previously requested, clearly depict the Parcel Map Boundaries with a thick solid line.
 - d. As previously requested, provide a cross section for Sloan Canyon Road showing the proposed right of way and proposed improvements. Appropriate labels and dimensions should be shown on the cross section. The proposed improvements shall consist of constructing a minimum of 24 feet of pavement on Sloan Canyon Road to connect to the nearest paved street (Hillcrest Parkway). Inverted shoulder pavement with concrete flow lines (14 foot lane width and 4 foot inverted shoulder width) shall be constructed on

the west side of the Sloan Canyon centerline (established per CSB 5001) while a minimum of 10 feet of additional pavement shall be constructed on the east side of said centerline. In addition, the remaining parkway/shoulder shall be graded at a two (2) percent cross-slope to the ultimate right of way. These improvements should also be shown in plan view.

- e. As previously requested, provide adequate pavement transitions in the vicinity of the northern property line to transition the proposed improvements along the property frontage (noted in item d above) on Sloan Canyon Road (established per CSB 5001) to the "existing Sloan Canyon Road" (dirt road).
- f. As previously requested, show and call out existing and proposed street grades on all streets and highways and private driveways. A minimum landing area of 25 feet at a maximum 3 percent grade will be required at all intersections to the satisfaction of Public Works.
- g. As previously requested, show and call out existing and proposed centerline curve data (radii, lengths, tangents, BCR's, ECR's, BC's, EC's, PRC's, PCC's, etc.) on all streets and highways.
- h. As previously requested, provide intersection sight distance for a design speed of 55 mph (585 feet) on Sloan Canyon Road from the common driveway (that serves all parcels) in both directions. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Show the sight distance analysis on the site plan. Additional grading may be required. With respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back the top of curb (TC) or flow line (FL) prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6 feet from TC as a conservative rule. When looking right, the target is the center of the lane nearest to the centerline or from the median TC (when present).

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Provide a "Will Serve Letter" from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each parcel.
2. A revised tentative map is required to show the following items:
 - a. Show how each parcel is to be served by existing public water and call out the proposed points of connection to the existing water system.
 - b. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.



Prepared by Tony Khalkhali
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Phone (626) 458-4921

Date 03-28-2013

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 70839 (Rev)

TENTATIVE MAP DATE 03-05-2013

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:


Prepared by John Chin
pm70839L-rev1doc
<http://planning.lacounty.gov/case/view/pm070839/>

Phone (626) 458-4918

Date 03-18-2013

The following reports consisting of ___ pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Quite claim or relocate easements running through proposed structures.

8. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
9. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
10. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
11. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW

Prepared by  John Chin

pm70839L-rev1.doc

<http://planning.lacounty.gov/case/view/pm070839/>

Phone (626) 458-4918

Date 03-18-2013

PRELIMINARY CONDITIONS:

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate right of way 32 feet from the centerline on Sloan Canyon Road (established per CSB 5001) along the property frontage to the satisfaction of Public Works. In addition, make an offer to dedicate 8 feet of future right of way beyond the 32 foot dedication. Should the right of way of Hillcrest Parkway not extend to the intersection with Sloan Canyon Road then the project will be responsible for dedicating private and future right of way (32 feet from centerline of Sloan Canyon – per CSB 5001). If the public right of way extends to the intersection of Sloan Canyon Road then the project will be responsible for full dedication as noted above. A fee will be required for the review of the dedication documents.
2. Construct a minimum of 24 feet of pavement on Sloan Canyon Road to connect to the nearest paved street (Hillcrest Parkway) to the satisfaction of Public Works. Inverted shoulder pavement with concrete flow lines (14 foot lane width and 4 foot inverted shoulder width) shall be constructed on the west side of the Sloan Canyon centerline (established per CSB 5001) while a minimum of 10 feet of additional pavement shall be constructed on the east side of said centerline. In addition, the remaining parkway/shoulder shall be graded at a two (2) percent cross-slope to the ultimate right of way.
3. Construct adequate pavement transitions in the vicinity of the northern property line to transition the proposed improvements along the property frontage (noted in item 2 above) on Sloan Canyon Road (established per CSB 5001) to the “existing Sloan Canyon Road” (dirt road) to the satisfaction of Public Works.
4. Off-site easements and/or right of way to allow for the construction of the necessary off-site grading and street improvements/transitions on Sloan Canyon Road are required and it shall be the sole responsibility of the subdivider to acquire said easements and/or right of way.
5. If any road improvements require the removal of existing oak trees or encroach within the protected zone (drip line) of existing oak trees located near the property frontage on Sloan Canyon Road, an oak tree permit is required for the removal and encroachment.
6. Construct drainage improvements and offer easements needed for street drainage or slopes to the satisfaction of Public Works. Where streets are located within flood hazard areas or subject to inundation, provide adequate freeboard and slope

protection to the satisfaction of Public Works. Construct adequate embankment protection along any sections of streets located within flood plain boundaries or subject to inundation. Adequate freeboard shall also be provided.

7. Provide and install street name signs prior to occupancy of buildings to the satisfaction of Public Works.
8. Install postal delivery receptacles in groups to serve two or more residential units to the satisfaction of Public Works.
9. Provide and continuously maintain intersection sight distance (in both directions) for a design speed of 55 mph (585 feet) on Sloan Canyon Road from the required public access (that serves all parcels) in both directions." to the satisfaction of Public Works.

Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required. With respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back from the flow line (FL) prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6 feet from the existing edge of pavement or proposed FL as a conservative rule. When looking right, the target is the center of the lane nearest to the centerline or from the median TC (when present).

10. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
11. Prior to final map approval, pay the fees established by the Board of Supervisors for the Castaic Bridge and Major Thoroughfare Construction Fee District to the satisfaction of Public Works. The fee is to be based upon the fee rate in effect at the time of final map recordation. The current applicable fee is \$18,630 per factored unit and is subject to change.
12. Prior to approval of the final map, if any improvements required to be constructed by the subdivider are included as District improvements in the Castaic Bridge and Major Thoroughfare Construction Fee District, then the cost of such improvements may be credited against the project's District fee obligation if approved by Public Works. If the amount to be credited exceeds the subdivider's fee obligation, the

subdivider may use the excess credits to satisfy the fee obligation of another project within the District, transfer the credit to another subdivider within the District, or be reimbursed by the District at the discretion of Public Works if funds are available. If District improvements are constructed after approval of the final map, the subdivider will receive credit equal to the cost of such improvements which may used to satisfy the fee obligation for another project within the District, transferred to another subdivider within the District, or reimbursed at the discretion of Public Works.

13. Detailed Signing and Striping Plans (Scale 1:40) will be required on Sloan Canyon Road to the satisfaction of Public Works.

 Prepared by Patricia Constanza
pm70839r-rev1.doc

Phone (626) 458-4921

Date 04-01-2013

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

- Approved without conditions. There are no existing public sewer facilities within proximity of the project and the applicant proposes to use private sewer systems. The use and installation of a private sewage system (septic system) must be approved by the Department of Public Health (DPH). Please call Ms. Thao Komura of DPH at (626) 430-5581 for additional information and requirements.



Prepared by Tony Khalkhali
pm70839s-rev1.doc

Phone (626) 458-4921

Date 03-28-2013