
***Monterey Pines -
Final Specific Plan***

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Specific Plan No. 6-95 (Ordinance No. 95-1063)
Adopted by the
City of Carson City Council

Adopted: June 20, 1995
Amendment No. 1 Adopted: November 20, 1996

City of Carson
Community Development Department
Carson, California

Harland Bartholomew and Associates
Planning . Design . Landscape Architecture . Environmental Analysis
Pasadena, California

*Now known
AS Monterey*

Note to the Reader: The Specific Plan was adopted by the Carson City Council of June 20, 1995. The Specific Plan was amended by the City Council on November 20, 1996. The text of this Specific Plan indicates amendments adopted by the City Council as follows: additions to the text are shown in **redline** text and deletions adopted by the City Council are shown in ~~strikeout~~ text.

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**A.1 Resolution No. 95-056 Amending the General Plan Land Use
Designation**

RESOLUTION NO. 95-056

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CARSON AMENDING THE GENERAL PLAN LAND USE
DESIGNATION OF CERTAIN PROPERTY (LAND USE
ELEMENT AMENDMENT NO. 56-95).

THE COUNCIL OF THE CITY OF CARSON HEREBY FINDS, RESOLVES
AND ORDERS AS FOLLOWS

Section 1. An application to change the land use designation of certain real property described in Exhibit "A" and shown in Exhibit "B" attached hereto from Light Industrial to Low Density Residential (1-8 units maximum) was duly filed by the applicant, Comstock, Crosser & Associates. The property is located at 241-259 & 319 E. Lomita Boulevard.

Section 2. Public hearings were duly held by the Planning Commission on May 23, 1995, at 6:30 P.M. in the City Hall, Council Chambers and on June 6, 1995 at 6:30 P.M. in the Executive Conference Room both located at 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meetings were duly given. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the said hearings. At the conclusion of the June 6, 1995 public hearing, the Planning Commission adopted Resolution No. 95-1580 recommending approval of Land Use Element Amendment No. 56-95 to the City Council.

Section 3. On June 20, 1995 at 6:00 P.M. in the City Hall, Council Chambers located at 701 East Carson Street, Carson, California, the City Council of the City of Carson held a duly noticed public hearing to consider whether to amend the Land Use Element of the General Plan as recommended by the Planning Commission. Evidence, both written and oral, was duly presented to and considered by the City Council at said hearing.

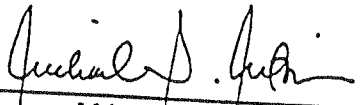
Section 4. A mitigated negative declaration has been prepared for the property described in Exhibit "A." The City Council has reviewed and considered the initial study and mitigated negative declaration prepared for the land use element amendment prior to making its decision whether to amend the General Plan. The Council finds that the proposed land use element amendment will not have a significant effect on the environment and adopts the mitigated negative declaration.

Section 5. The Project involves no potential for any adverse effect, either individually or cumulatively, on wildlife resources and therefore, a De Minimis Impact Finding is made relative to AB 3158, Chapter 1706, Statutes 1991.

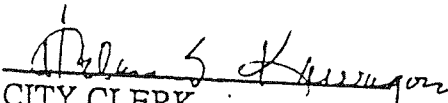
Section 6. The City Council concurs with the Planning Commission recommendation and hereby orders that the Land Use Element of the General Plan be amended as recommended by the Planning Commission.

Section 7. The City Clerk shall endorse the Land Use Element of the General Plan to show the approval by the Planning Commission and the adoption by the City Council of the forgoing amendment.

PASSED, APPROVED AND ADOPTED THIS 20th DAY OF June, 1995.


MAYOR

ATTEST:


CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF CARSON)

I, Helen S. Kawagoe, City Clerk of the City of Carson, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing resolution, being Resolution No. 95-056 was duly and regularly adopted by the City Council of said City at a regular meeting of said Council, duly and regularly held on the 20th day of June, 1995, and that the same was so passed and adopted by the following vote:

AYES:	COUNCIL MEMBERS:	Mayor Mitoma, Calas, Olaes, O'Neal, and Eajardo
NOES:	COUNCIL MEMBERS:	None
ABSTAIN:	COUNCIL MEMBERS:	None
ABSENT:	COUNCIL MEMBERS:	None

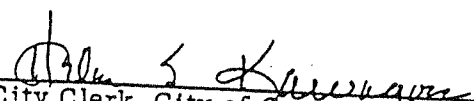

City Clerk, City of Carson, California

EXHIBIT " A "

LUEA No. 56-95/ZCC 123-95
Property Description

The description of the site is as follows:

1. Lots 8 and 15, as per map recorded in Book 11, Page 121 of maps in the Office of the County Recorder of County of Los Angeles; and,
2. The east 349 feet of the south 30 acres of Lot "A" of the German Settlement Tract in the City of Carson in the County of Los Angeles, State of California, as per map recorded in Book 11 Page 121 of maps in the Office of the County Recorder of said County. Excepting the west 40 feet thereof conveyed to the County of Los Angeles for road purposes by deed recorded in Book 3734 Page 210 of deeds. Except therefrom all oil, gas, hydrocarbons and minerals in, on and under said land, as reserved in the deed from National Royalties, Inc., a corporation, recorded December 22, 1954, as Instrument No. 1496,

except the following portion:

Being a portion of lot "A" of the German Settlement Tract, in the City of Carson, County of Los Angeles, State of California, as shown on the map filed in book 11, page 121 of maps, in the Office of the County Recorder of said county, said portion being more particularly described as follows:

Commencing at the southeasterly corner of parcel map no. 16013 as shown on the map filed in book 172, pages 79 through 81, inclusive, of maps, in said Office of the County Recorder, said corner being on the easterly line of said lot "A"; thence, along the southerly lone of said parcel map no. 16013, south 86° 28' 47" west, 238.40 feet to the point of beginning;

Thence, traversing the interior of said lot "A", the following seven (7) courses:

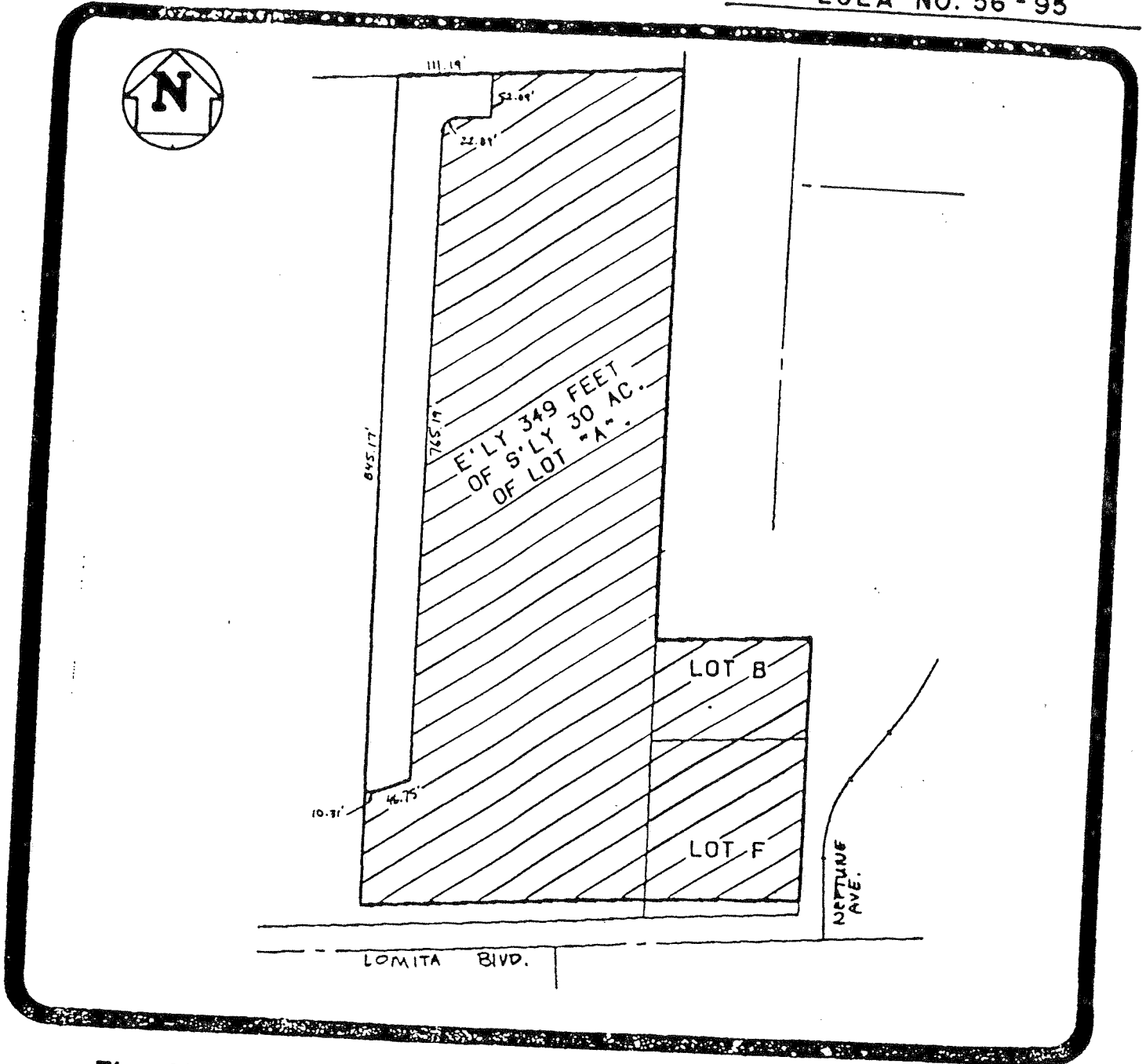
- 1) south 00° 11' 24" east, 52.09 feet;
- 2) south 86° 28' 47" west, 40.94 feet to the beginning of a curve concave southeasterly, having a radius of 15.00 feet;
- 3) southwesterly, 22.69 feet along said curve, through a central angle of 86° 40' 11";
- 4) south 00° 11' 24" east, 765.19 feet;
- 5) south 69° 24' 03" west, 48.75 feet;
- 6) south 89° 48' 36" west, 1031 feet to the westerly line of instrument no. 87-1826292, of official records in said office of the county recorder; and
- 7) along said westerly line, north 00 11 24 west, 845.17 feet to the southerly line of said parcel map no. 16013;

Thence, along said southerly line, north 86° 28' 47" east, 111.19 feet to the point of beginning, containing, 1.146 acres, more or less.

-- EXHIBIT "B"

AMENDMENT TO THE LAND USE ELEMENT

LUEA NO. 56-95



The Site as shown above, is designated as follows:

LAND USE ELEMENT : Light Manufacturing

It is proposed that the Site be amended to the following:

LAND USE ELEMENT : Low Density Residential (1-8 units per Acre)

**A.2 Ordinance No. 95-1062 Adopting Zone Change and Amending
Municipal Code
(Zone Change Case No. 123-95)**

**Monterey Pines Specific Plan
(Adopted June 20, 1995;
Amendment No. 1 Adopted November 20, 1996)**

ORDINANCE NO. 95-1062

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON CHANGING THE ZONING DESIGNATION OF CERTAIN PROPERTY AND AMENDING THE CARSON MUNICIPAL CODE (ZONE CHANGE CASE NO. 123-95).

THE CITY COUNCIL OF THE CITY OF CARSON HEREBY ORDAINS AS FOLLOWS:

Section 1. That the zoning designation of certain real property in the City of Carson described as Exhibit "A" and as shown in Exhibit "B" attached hereto is hereby changed from ML-D (Manufacturing, Light - Design Overlay) to RS (Residential, Single Family).

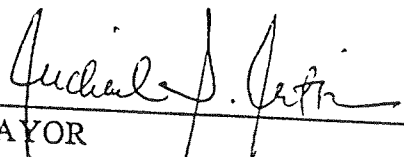
Section 2. The Zoning Map of the City of Carson, as adopted by Section 9114.1 of the Carson Municipal Code, is hereby amended by changing the classification of the property referred to in Section 1 to the RS (Residential, Single Family) zone district and said map shall have noted thereon "Amended to July 5, 1995

Section 3. The City Clerk is directed to enter the date of adoption of this ordinance in the appropriate space provided in Section 2 herein above.

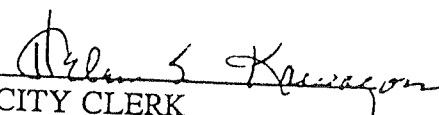
Section 4. A mitigated negative declaration has been prepared for the property described in Exhibit "A." The City Council has reviewed and considered the initial study and mitigated negative declaration prepared for the proposed zone change case prior to making its decision whether to amend the Zoning Map. The Council finds that the proposed zone change case will not have a significant effect on the environment and adopts the mitigated negative declaration.

Section 5. The Project involves no potential for any adverse effect, either individually or cumulatively, on wildlife resources and therefor, a De Minimis Impact Finding is made relative to AB 3158, Chapter 1706, Statutes 1991.


PASSED, APPROVED AND ADOPTED THIS 5TH DAY OF JULY, 1995.


MAYOR

ATTEST:


CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY

ZCC.DOC
JWC

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF CARSON)

I, Helen S. Kawagoe, City Clerk of the City of Carson, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing ordinance, being Ordinance No. 95-1062 passed first reading on June 20, 1995, was duly and regularly adopted by the City Council of said City at a regular meeting of said Council, duly and regularly held on the 5th day of July, 1995, and that the same was passed and adopted by the following roll call vote:

AYES: COUNCIL MEMBERS: Mayor Mitoma, Calas, Olaes, O'Neal, and Fajardo
NOES: COUNCIL MEMBERS: None
ABSTAIN: COUNCIL MEMBERS: None
ABSENT: COUNCIL MEMBERS: None

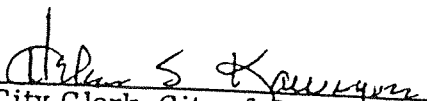

City Clerk, City of Carson, California

EXHIBIT " A "

LUEA No. 56-95/ZCC 123-95
Property Description

The description of the site is as follows:

1. Lots 8 and 15, as per map recorded in Book 11, Page 121 of maps in the Office of the County Recorder of County of Los Angeles; and,
2. The east 349 feet of the south 30 acres of Lot " A " of the German Settlement Tract in the City of Carson in the County of Los Angeles, State of California, as per map recorded in Book 11 Page 121 of maps in the Office of the County Recorder of said County. Excepting the west 40 feet thereof conveyed to the County of Los Angeles for road purposes by deed recorded in Book 3734 Page 210 of deeds. Except therefrom all oil, gas, hydrocarbons and minerals in, on and under said land, as reserved in the deed from National Royalties, Inc., a corporation, recorded December 22, 1954, as Instrument No. 1496,

except the following portion:

Being a portion of lot "A" of the German Settlement Tract, in the City of Carson, County of Los Angeles, State of California, as shown on the map filed in book 11, page 121 of maps, in the Office of the County Recorder of said county, said portion being more particularly described as follows:

Commencing at the southeasterly corner of parcel map no. 16013 as shown on the map filed in book 172, pages 79 through 81, inclusive, of maps, in said Office of the County Recorder, said corner being on the easterly line of said lot "A"; thence, along the southerly lone of said parcel map no. 16013, south 86° 28' 47" west, 238.40 feet to the point of beginning;

Thence, traversing the interior of said lot "A", the following seven (7) courses:

- 1) south 00° 11' 24" east, 52.09 feet;
- 2) south 86° 28' 47" west, 40.94 feet to the beginning of a curve concave southeasterly, having a radius of 15.00 feet;
- 3) southwesterly, 22.69 feet along said curve, through a central angle of 86° 40' 11;
- 4) south 00° 11 24" east, 765.19 feet;
- 5) south 69° 24' 03" west, 48.75 feet;

- 6) south $89^{\circ} 48' 36''$ west, 1031 feet to the westerly line of instrument no. 87-1826292, of official records in said office of the county recorder; and
- 7) along said westerly line, north $00^{\circ} 11' 24''$ west, 845.17 feet to the southerly line of said parcel map no. 16013;

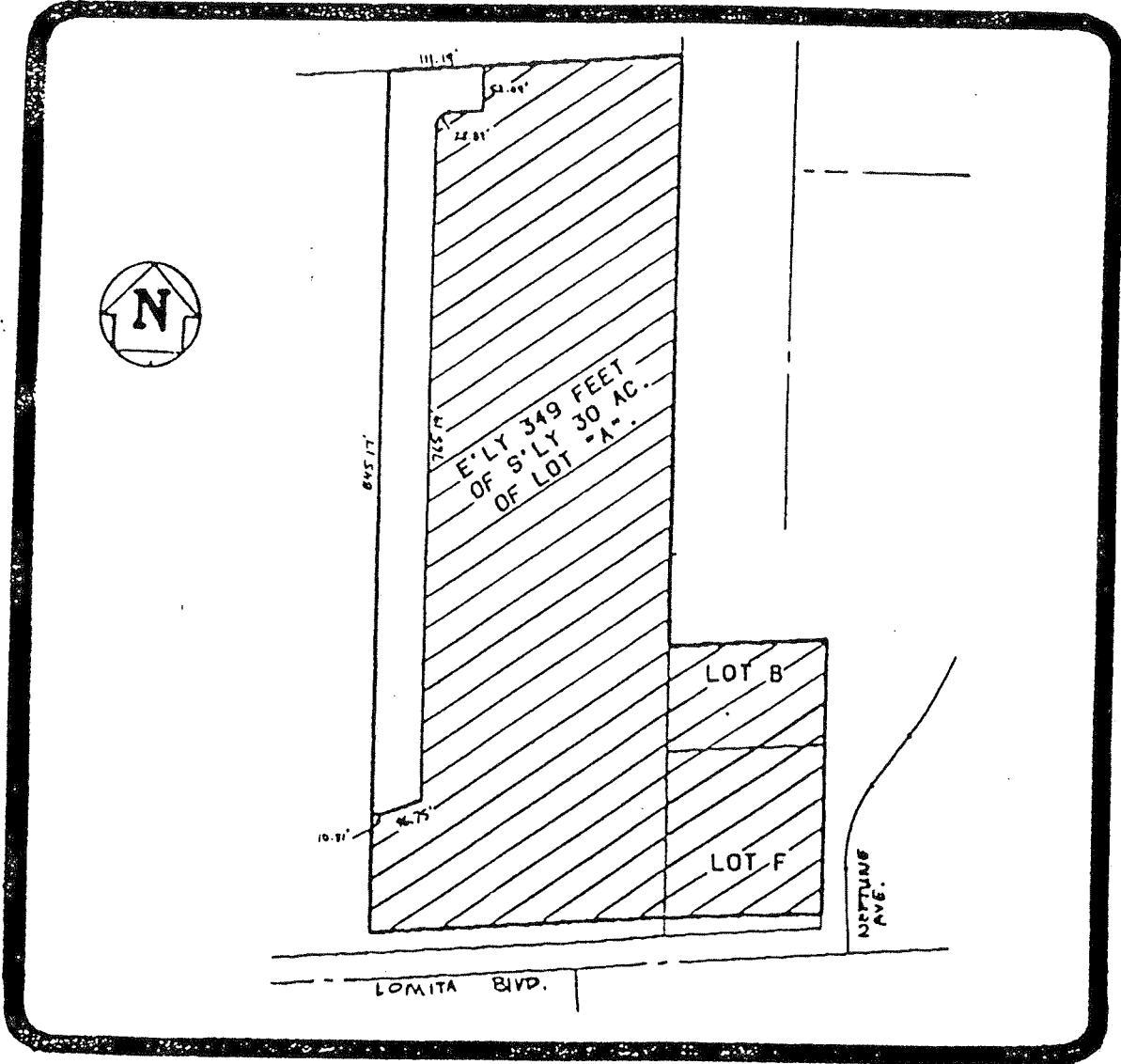
Thence, along said southerly line, north $86^{\circ} 28' 47''$ east, 111.19 feet to the point of beginning, containing, 1.146 acres, more or less.

EXHIBIT "B"

ZCC No. 123-95 Map

AMENDMENT TO THE ZONING ORDINANCE

ZCC NO. 123-95



The Site as shown above, is designated as follows:

ZONING MAP: ML-D (Manufacturing Light - Design Overlay Review)

It is proposed that the Site be amended to the following:

ZONING MAP: RS (Residential Single Family)

A.3 Ordinance No. 95-1063 Approving Specific Plan 6-95

**Monterey Pines Specific Plan
(Adopted June 20, 1995;
Amendment No. 1 Adopted November 20, 1996)**

Section 6. The City Council finds that the Mitigated Negative Declaration has been reviewed by the Planning Commission and recommended to the City Council for approval. Mitigation measures have been incorporated into the project and are noted in the attached Initial Study, Specific Plan and conditions of approval. The City Council has reviewed and considered those documents prior to acting on Specific Plan No. 6-95 and finds pursuant to CEQA Guidelines' Section 15074, that the Mitigated Negative Declaration has been completed in compliance with CEQA, the CEQA Guidelines and the City's CEQA Guidelines.

Section 7 With respect to the Specific Plan No. 6-95, the City Council finds:

a) Specific Plan No. 6-95, dated June 1995, which is on file in the office of the City Clerk and is hereby incorporated herein by reference, will comply with the requirements of California Government Code Section 65451 in that, as revised to incorporate the conditions attached to this Ordinance as "Exhibit 'B', Conditions of Approval, Specific Plan No. 6-95", Specific Plan No. 6-95 ("Plan") does specify in detail:

i) The distribution, location and extent of the uses of land, including open space within the area covered by the Plan;

ii) The proposed distribution, location, extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and other essential facilities proposed to be located within the area covered by the Plan and needed to support the land uses as described in the Plan;

iii) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable;

iv) A program of implementation measures including regulations, programs, public works projects and financing measures necessary to carry out the project

v) A statement of the relationship of the Specific Plan to the General Plan.

Section 8. The Project involves no potential for any adverse effect, either individually or cumulatively, on wildlife resources and therefore, a De Minimis Impact Finding is made relative to AB 3158, Chapter 1706, Statutes 1991.

Section 9. Based on the aforementioned findings, the City Council hereby adopts Specific Plan No. 6-95 for the property described in Exhibit "A" attached hereto, subject to the Conditions of Approval set forth in Exhibit "B" attached hereto.

I hereby certify that this document is a full, true and correct copy of the original on file in this office.

Helen S. Kawagoe

City Clerk, City of Carson, CA

By Hermine E. Green
Deputy

ORDINANCE NO. 95-1063

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON APPROVING SPECIFIC PLAN NO. 6-95.

THE CITY COUNCIL OF THE CITY OF CARSON HEREBY ORDAINS AS FOLLOWS:

Section 1. An application for a specific plan was duly filed by the applicant, Comstock, Crosser & Associates, with respect to real property described in Exhibit "A" attached hereto, and requesting approval of Specific Plan No. 6-95 for the property located at approximately 1200 feet east of the intersection of Main Street and Lomita Boulevard commonly know as 214-259 & 319 E. Lomita Boulevard.

Section 2. An Initial Study was completed for the Project by the Community Development Department of the City of Carson, pursuant to Section 15063 and 15070 of the State of California Environmental Quality Act (CEQA) Guidelines, which identified that there were potentially significant effects but revisions in the project plans or proposals made by or agreed to by the applicant before the proposed Negative Declaration was released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur and there would be no significant effect upon the environment.

Section 3. The Planning Commission conducted duly noticed public hearings on the Specific Plan No. 6-95 on May 23, 1995, at 6:30 p.m. at City Hall, Council Chambers and on June 6, 1995 at 6:30 P.M. at the City Hall, Executive Conference Room both located at 701 East Carson Street, Carson, California. Notice of the time, place and purpose of the aforesaid meetings was duly provided in accordance with California Government Code Sections 65090 and 65355. Following the aforesaid public hearings at which evidence was presented to and considered by said Commission, the Commission voted to recommend approval of the Mitigated Negative Declaration and approval of Specific Plan No. 6-95.

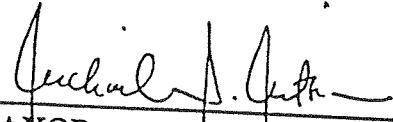
Section 4. The City Council conducted a duly noticed public hearing on Specific Plan No. 6-95 on June 20, 1995 at 6:00 p.m. at City Hall Council Chambers, 701 East Carson Street, Carson, California. Notice of time, place and purpose of the aforesaid meeting was duly provided in accordance with California Government Code Sections 65090 and 65355.

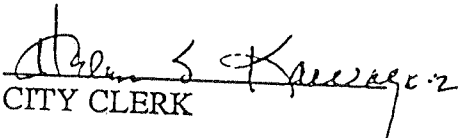
Section 5. Evidence, both written and oral, was duly presented to and considered by the City Council at the aforesaid meeting, including but not limited to staff reports, along with testimony received by the applicant and other members of the public.

Section 10. The City Clerk shall certify to the adoption of this Ordinance and shall transmit copies of the same to the applicant.

PASSED, APPROVED AND ADOPTED THIS 5TH DAY OF JULY, 1995.

ATTEST:


MAYOR


CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY

SP6-95.DOC
JWC

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF CARSON)

I, Helen S. Kawagoe, City Clerk of the City of Carson, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing ordinance, being Ordinance No. 95-1063 passed first reading on June 20, 1995, was duly and regularly adopted by the City Council of said City at a regular meeting of said Council, duly and regularly held on the 5th day of July, 1995, and that the same was passed and adopted by the following roll call vote:

AYES: COUNCIL MEMBERS: Mayor Mitoma, Calas, Olaes, O'Neal, and Fajardo
NOES: COUNCIL MEMBERS: None
ABSTAIN: COUNCIL MEMBERS: None
ABSENT: COUNCIL MEMBERS: None

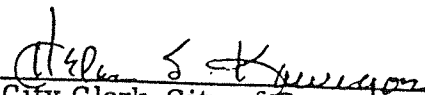

City Clerk, City of Carson, California

EXHIBIT "A"

Specific Plan No. 6-95
Legal Description

1. Lots 8 and 15, as per map recorded in Book 11, Page 121 of maps in the Office of the County Recorder of County of Los Angeles; and,
2. The east 349 feet of the south 30 acres of Lot " A" of the German Settlement Tract in the City of Carson in the County of Los Angeles, State of California, as per map recorded in Book 11 Page 121 of maps in the Office of the County Recorder of said County. Excepting the west 40 feet thereof conveyed to the County of Los Angeles for road purposes by deed recorded in Book 3734 Page 210 of deeds. Except therefrom all oil, gas, hydrocarbons and minerals in, on and under said land, as reserved in the deed from National Royalties, Inc., a corporation, recorded December 22, 1954, as Instrument No. 1496.

EXHIBIT "B"

CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
CONDITIONS OF APPROVAL

SPECIFIC PLAN NO. 6-95

1. That the Specific Plan for the Village shall run with the land and shall bind upon the applicant, his/her successors and assigns, and shall continue in effect until otherwise released by the authority of the Planning Commission or City Council of the City of Carson or until such time as the Carson Municipal Code unconditionally permits the release of this Plan.
2. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
3. It is made a condition of this approval that if any condition is violated or if any law, statute or ordinance is violated, the Plan shall lapse, provided the applicant or other responsible party has been given written notice to cease such violation and has failed to do so for a period of thirty days.
4. The applicant shall make any necessary site plan and design revisions in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial changes will require review by the Planning Commission.
5. The applicant shall file an Affidavit of Acceptance with the Community Development Department within thirty days of receipt of the City Council Resolution authorizing the project. The applicant shall record said Affidavit in the Office of the Los Angeles County Recorder, and proof of such recordation shall be submitted to the Community Development Department within thirty days of receipt of the City Council Resolution.
6. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
7. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Community Development Department prior to the issuance of a building permit.
8. A modification of the Specific Plan or conditions of approval, including additions or deletions, may be considered upon filing of an application by the owner, applicant or any other relevant party or parties in accordance with Section 9173.1 of the

Zoning Ordinance. If the Director, Planning Commission or City Council concludes the proposed modifications to the Plan or conditions extends beyond the intent of the original Plan or conditions, then a public hearing shall be held. In addition, modifications to the Plan may require, pursuant to the California Environmental Quality Act, a Mitigated Negative Declaration, Environmental Impact Report, or other required documentation to be prepared by the City of Carson and paid for by the applicant.

9. That the phasing schedule for the development of 69 single-family homes and all infrastructure improvements shall follow the timetables listed in the approved Specific Plan and any additional requirements by the Community Development Department. All perimeter wall surrounding the residential community shall be installed in the initial construction phase. The 10-foot landscaping strip along Lomita Boulevard and Neptune shall be installed in the initial construction phase of the project.
10. All areas used for the movement, parking, loading, repair or storage of vehicles shall be paved with either:
 - a) Concrete or asphaltic concrete to a minimum thickness of three and one-half inches over four inches of crushed aggregate base; or
 - b) Other surfacing material which, in the opinion of the Director of Engineering Services, provides equivalent life, service and appearance; or
11. No designated garage shall be converted to other uses without approval by the Community Development Department. An inspection shall be made by the Homeowner's Association prior to property transfer. A provision shall be incorporated within the Covenants, Conditions and Restrictions of the project to authorize the Homeowner's Association to have inspection authority prior to property transfer. Any garages found to have been converted or altered shall be changed back to a 2 car garage within 30 days of the inspection notification by either the Homeowner's Association or the City.
12. Automatic garage door openers, with two portable opening devices, are required for each unit.
13. The applicant shall submit two sets of landscaping and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Community Development Department prior to the issuance of any building permit. The landscape and irrigation plans are to cover all common landscape areas and front yard setback areas and shall include, but are not limited to:
 - a) Vine-like landscaping along perimeter walls;

- b) A minimum of one thirty inch box specimen tree per unit to be located in the property front yard setback area of each residential property. Thirty inch specimen tree(s) may be allocated to common areas subject to the approval of the Community Development Department provided that each residential property is provided with adequate front yard landscaping.
 - c) Annual flowers wherever possible; and
 - d) Irrigation system for the common areas shall be designed to commercial grade standards.
 - e) Each residence shall have an individual irrigation system with an automatic controller designed to residential standards.
 - f) A reasonable effort shall be made to save all mature trees throughout the site.
 - g) The landscape plan shall incorporate mature specimen trees within the landscape area along Lomita Boulevard, Neptune Avenue and within the interior common areas inside the west and north property lines. The purpose of these trees is to provide enhanced visual screening between the adjacent land uses. Specific attention shall be made to provide and locate tall trees to screen adjacent structures that are higher than the perimeter walls.
14. The landscape and irrigation plans shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
15. Landscaping shall be provided with a permanently installed, automatic irrigation system and operated by an electrically-timed controller station set for early morning or late evening irrigation.
16. All new utilities shall be placed underground. All aboveground equipment, such as transformers and pedestal terminals, which are visible from an adjacent street or walkway, shall be within a solid enclosure and otherwise screened from view with landscaping unless otherwise provided for in these conditions.
17. All utility meter enclosures shall be in accordance with the utility's service requirement and, to the extent feasible, shall be painted to match existing or proposed buildings located on the subject property.
18. Exterior doors shall include a solid wood core (carved or paneled).
19. The specification of all colors and materials utilized for the residential units shall be submitted and approved by the Community Development Department prior to the issuance of any building permits.
20. Graffiti shall be removed from all project areas within 15 days of written notification by the City of Carson. Should the graffiti problem persist more than

- twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.).
21. The applicant shall demolish all existing structures on the site prior to the issuance of any building permits.
 22. A Homeowner's Association shall be established to monitor and regulate all common areas and private streets.
 23. Covenants, Conditions and Restrictions (CC&Rs) shall be prepared by the applicant and shall be submitted to the Community Development Department for transmittal to the City Attorney for review and approval as to form and content. The CC&Rs shall contain statements that the project will be in compliance with city, county and state regulations and that the project will be architecturally compatible with the surrounding neighborhood. The CC&Rs shall incorporate a disclosure statement related to surrounding industrial land uses. This disclosure statement shall describe the hours of operation and potential nuisance issues from all surrounding industrial land uses and their proximity to the subject property. Prior to submittal of the CC&Rs to the Department, the applicant shall distribute the draft disclosure statement and receive input upon the content of said disclosure statement from all industrial property owners and tenants within 500 feet of the subject property, Fletcher Oil & Refining Company, and the Los Angeles County Sanitation Districts. All Conditions of Approval shall be included within the CC&Rs. No changes to the approved CC&Rs shall be made without the City's consent. The CC&Rs shall be recorded concurrently with the map unless otherwise authorized by the Director.
 24. High quality postal delivery receptacles shall be provided subject approval by the Director of Community Development and the Postal Service.
 25. The applicants shall, to the satisfaction of the Community Development Department and any other applicable department of the City of Carson, provide mitigation measures addressing impacts to any occupants of the existing residential community to the east of the subdivision and any newly established residential property owners within the gated community who are affected by construction activities. This shall include, but not be limited to mitigation measures regarding noise, dust/dirt and hours of operation. The applicant shall notify surrounding property owners of the construction schedule to the extent feasible.
 26. Stationary source air emissions will be mitigated by incorporating several energy efficient design features into the project that go beyond those required under Title 24. Said mitigation strategies will include, but not be limited to, built-in energy efficient appliances, central water heating systems, energy efficient air conditioning, light colored roofing materials, energy efficient lighting control and lights, shade trees to reduce solar load and wall/attic insulation (beyond that of title 24).

27. All matters set forth herein as conditions of approval after final adoption by the City Council shall be incorporated in the text of the final version of the Specific Plan to be prepared at the expense of the developer following final action by the City Council.
28. The applicant shall construct continuous perimeter walls subject to the following minimum specifications for noise and aesthetic mitigation:
 - a) All walls shall be constructed of concrete block, masonry or concrete.
 - b) Along Lomita Boulevard and Neptune Avenue said walls shall be 8 feet high.
 - c) Along the west and north property line as required by the Community Development Department, said wall shall be 11 feet high.
29. The applicant shall design, provide and implement sound rated windows, doors, and wall assemblies to meet interior noise standards of 45 dBA for all units abutting Lomita Boulevard and Lot 38. In addition, air conditioning units shall be provided for these units. The specifications and location of the residential air conditioners shall be reviewed and approved by the Community Development Director prior to installation. The applicant shall utilize low noise and energy efficient air conditioning units.
30. The applicant shall conduct a noise mitigation performance study conducted by a qualified acoustical engineer approved by the Director of Community Development. The timing of this study shall be coordinated with adjacent industrial properties to assure that activity levels are representative of a typical peak period. Based upon this study and the noise measurements taken, the qualified acoustical engineer shall submit a written report to the Community Development Department which certifies that the development complies with the following noise standards: 45 dBA interior of the residences and 65 dBA exterior. The exterior noise standard may be modified as necessary to comply with an adopted citywide noise ordinance. Corrective actions may be required as necessary to comply with the applicable noise standards.
31. The following mitigation measures shall be incorporated into construction and grading activities:
 - a) Construction electricity needs shall be provided by temporary power poles rather than portable diesel power generators.
 - b) South Coast Air Quality Management District approved chemical soil stabilizers shall be applied to inactive grading areas.

- c) Exposed dirt piles shall be either be enclosed, covered, watered twice daily or have approved soil binders applied.
 - d) Active grading areas shall be watered a minimum of twice daily.
 - e) All trucks hauling dirt, sand, soil or other loose material shall be covered with tarpaulins and shall maintain a minimum of two (2) feet freeboard.
 - f) All grading activities shall be suspended when wind speed exceeds 25 miles per hour.
32. The applicant shall remove all underground petroleum storage tanks, wastewater clarifier, and oil storage tank. In addition, the applicant shall close the two oil wells located on the site. The applicant shall obtain finalized closure permits for each of these facilities from the responsible agency. All contaminated soils shall be either cleaned on-site through appropriate technology or removed from the site to an approved disposal site. The applicant shall submit a subsequent soils report or documentation which indicates all relevant information, clean-up methodology and disposal techniques to ensure the appropriate handling of any contaminated soils.
33. The applicant shall cause the preparation of a complete historical assessment which includes but is not limited to photo surveys and the collection of small architectural "artifacts" for preservation prior to the demolition of the residence and former church located on the property. The preparation of the information and collection of artifacts shall done by a qualified historian or architectural historian. The information and materials shall be preserved by the City of Carson or other qualified local repository of historical information approved by the City.
34. The Community Development Department shall be authorized to modify the building setbacks, and fence height locations relative to Lot 4 to permit an efficient use of the lot with a standard residential model identified in the specific plan provided that the layout of the lot is compatible with the surrounding lots.

**A.4 Ordinance No. 95-1064 Amending Section 9147.3
of the Carson Municipal Code**

**Monterey Pines Specific Plan
(Adopted June 20, 1995;
Amendment No. 1 Adopted November 20, 1996)**

ORDINANCE NO. 95-1064

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
CARSON AMENDING SECTION 9147.3 OF THE CARSON
MUNICIPAL CODE.

THE CITY COUNCIL OF THE CITY OF CARSON HEREBY ORDAINS
AS FOLLOWS:

Section 1. Article IX (Planning and Zoning), Chapter 1 (Zoning), Part 4 -
INDUSTRIAL ZONES, Division 7 - ENVIRONMENTAL EFFECTS, Section 9147.3
(Hours of Operation) is hereby amended to read as follows:

"Section 9147.3 Hours of Operation

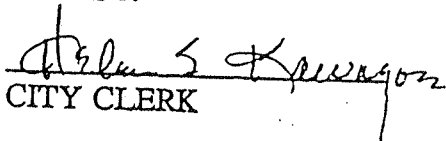
Within 100 feet of a residential zone, except where the residential zone is governed
by a Specific Plan, all non-residential activities shall be confined to the hours between 7:00
a.m. and 9:00 p.m. daily."

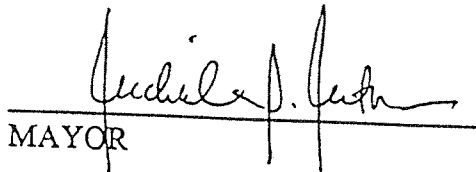
Section 2. A mitigated negative declaration has been prepared for the property
described in Exhibit "A." The City Council has reviewed and considered the initial study
and mitigated negative declaration prepared for the proposed zone change case prior to
making its decision whether to amend the amended Section 9147.3 of the Carson Municipal
Code. The Council finds that the proposed ordinance amendment will not have a significant
effect on the environment and adopts the mitigated negative declaration.

Section 3. The Project involves no potential for any adverse effect, either
individually or cumulatively, on wildlife resources and therefor, a De Minimis Impact
Finding is made relative to AB 3158, Chapter 1706, Statutes 1991.

PASSED, APPROVED AND ADOPTED THIS 5TH DAY OF JULY,
1995.

ATTEST:


CITY CLERK


MAYOR

APPROVED AS TO FORM:


CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF CARSON)

I, Helen S. Kawagoe, City Clerk of the City of Carson, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing ordinance, being Ordinance No. 95-1064 passed first reading on June 20, 1995, was duly and regularly adopted by the City Council of said City at a regular meeting of said Council, duly and regularly held on the 5th day of July, 1995, and that the same was passed and adopted by the following roll call vote:

AYES: COUNCIL MEMBERS: Mayor Mitoma, Calas, O'Neal, and Fajardo
NOES: COUNCIL MEMBERS: Olaes
ABSTAIN: COUNCIL MEMBERS: None
ABSENT: COUNCIL MEMBERS: None

Helen S. Kawagoe
City Clerk, City of Carson, California

***Monterey Pines -
Final Specific Plan***

**Specific Plan No. 6-95 (Ordinance No. 95-1063)
Adopted by the
City of Carson City Council**

**Adopted: June 20, 1995
Amendment No. 1 Adopted: November 20, 1996**

***City of Carson*
Community Development Department
Carson, California**

***Harland Bartholomew and Associates*
Planning . Design . Landscape Architecture . Environmental Analysis
Pasadena, California**

Chapter 1 Introduction

1.1 Jurisdiction

Specific plans were first introduced by the California State Legislature in 1965. Since that time, the legislature has steadily increased the possible uses and the role of the specific plan. California Government Code Section 65450 provides a legislative body the authority to prepare specific plans for the systematic implementation of the general plan for all or part of the area covered by the general plan. As identified in Government Code Sections 65451 and 65452:

A Specific Plan is a tool for the "systematic implementation" of the general plan. It may be applied to all or a portion of the area covered by a general plan...At minimum, a specific plan must include a statement of its relationship to the general plan (Government Code Section 65451 (b)) and a text and diagram (s) specifying all of the following in detail...distribution, location and extent of the uses of land...proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy,...standards and criteria by which development will proceed...a program of implementation measures...

The role of specific plans can range from identification and clarification of city policies to the method by which public facilities are funded and operated. This means that planning, regulations, design, and engineering details can be included in one document. Regulations and standards can be tailored to specific sites rather than to citywide zones. An adopted specific plan has an effect similar to the local general plan; for example, the state's Subdivision Map Act requires that the legislative body deny approval of a final or tentative subdivision map if it is not in substantial conformance with the specific plan. Furthermore, the specific plan may also have an effect similar to a zoning ordinance in that the specific plan contains the development and performance standards that are applicable to the specific plan area.

Monterey Pines Specific Plan will serve as its own zoning district. The Specific Plan is tailored to the existing site configuration, natural constraints, man-made constraints and environmental setting. This Specific Plan provides specific implementation plans which will govern development and will allow expeditious review, processing, and approval of development phases which are in compliance with this Specific Plan and its goals and policies.

1.2 Location and Setting

1.2.1 Regional Location

Monterey Pines Specific Plan is located in the City of Carson. Carson is located approximately 20 miles south of downtown Los Angeles, and is surrounded on all sides primarily by the City

of Los Angeles with small unincorporated portions of Los Angeles County located to the north, west, and northeast of the City (refer to Figure 1, Location Map). Other neighboring cities in the general area include the cities of Long Beach, Torrance, Compton and Gardena.

The City of Carson is characterized by generally flat topography with elevations of 20 to 30 feet above sea level. The most dominant landform in the City are the Dominguez Hills in the northeast portion of the City, with elevations of approximately 200 feet above sea level in this area of the City.

The City of Carson is currently developed with urban uses such as residential, commercial, and industrial facilities. Similar to its neighboring cities, Carson is rapidly approaching its potential development capacity. The imminent realization of its full buildout is illustrated by the comparison of the increase in growth rates of both population and housing units between the decades of 1970 to 1980 and 1980 to 1990. The 1990 U.S. Census reported the population of the City to be 83,995. This represented an increase of 3.3 percent over the 1980 population of 81,221. This signifies a growth rate of two percent less than that of the decade between 1970 and 1980. The increase in housing units between 1980 and 1990 represented a growth rate of only 4.8 percent from 23,259 in 1980 to 24,441 in 1990. This is a sharp decline compared to the 1970 to 1980 increase of 14.1 percent.

1.2.2 Local Setting

The project site is located at the southern portion of the City of Carson along Lomita Boulevard between Avalon Avenue and Main Street. The surrounding properties include a mix of residential, educational (junior high school), religious, retail commercial, and industrial land uses. The 9.13 acre site is bordered to the north and northwest by industrial uses, to the east by residential uses and to the south by residential and educational (Wilmington Junior High School) uses; see Figure 2, Site Location.

The project site is currently developed with several industrial-related buildings (including the former German Settlement worship house and a house no longer used for residential purposes), as well as several buildings remaining from a former poultry business. In addition, the site has two oil wells and an oil tank, and several other buildings currently used for storing miscellaneous industrial material relating to current (truck repair) uses on the site.

The eastern portion of the project site has been developed since 1888 and the balance of the site has been developed since at least 1928. At that time, most of the buildings that still remain on the site were developed. The oil production well and tank were developed between 1941-1947. In 1951, a trucking business was developed on the western most portion of the site. A chicken processing building was built in 1959.

The adjacent residential neighborhood to the east and northeast of the site consists of one- and two-story single family homes which were primarily built in the 1960s. Industrial uses are located to the north and northwest of the project site. In addition, a church is located immediately to the west of the project site.

Figure 1, Location Map

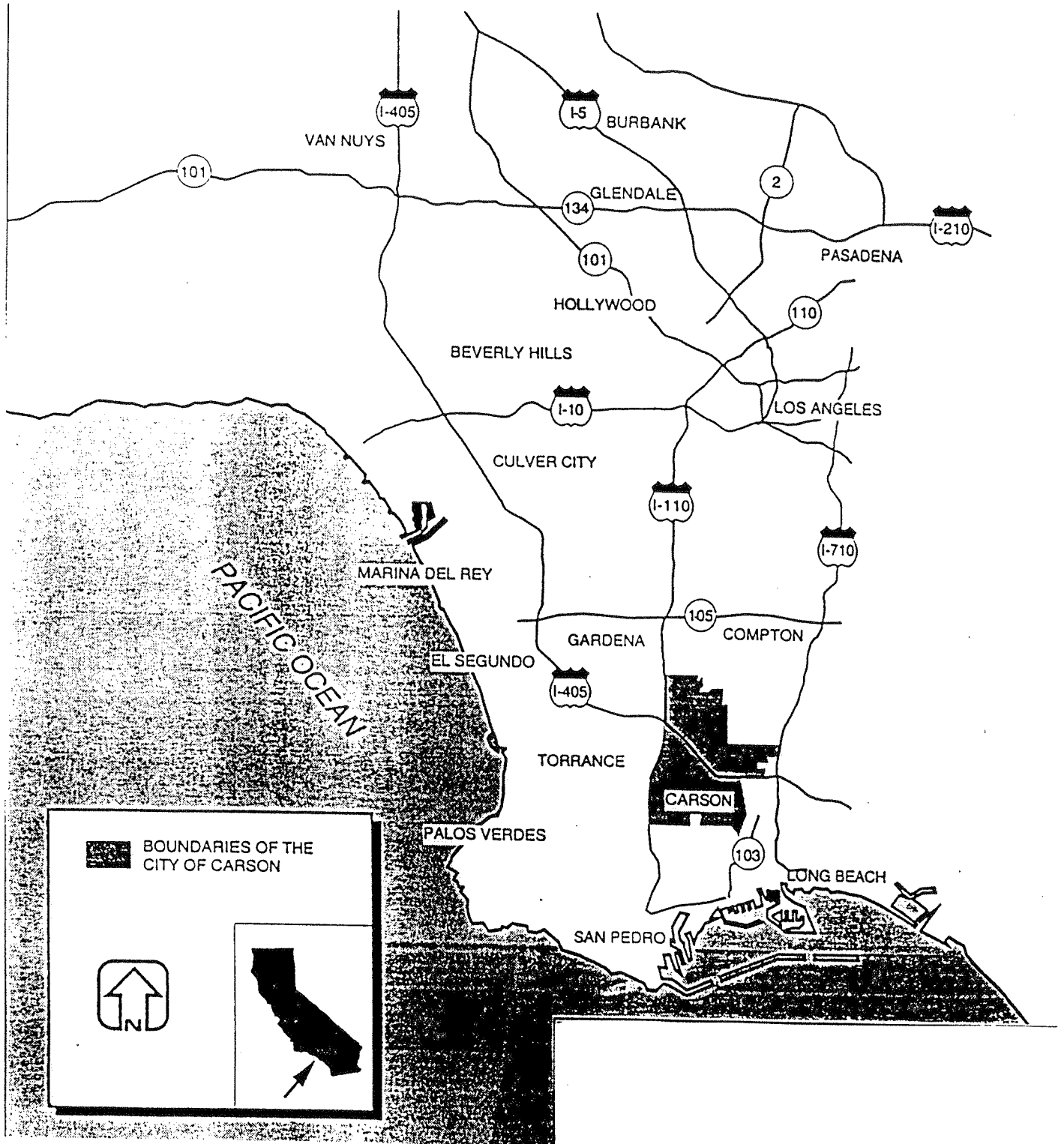
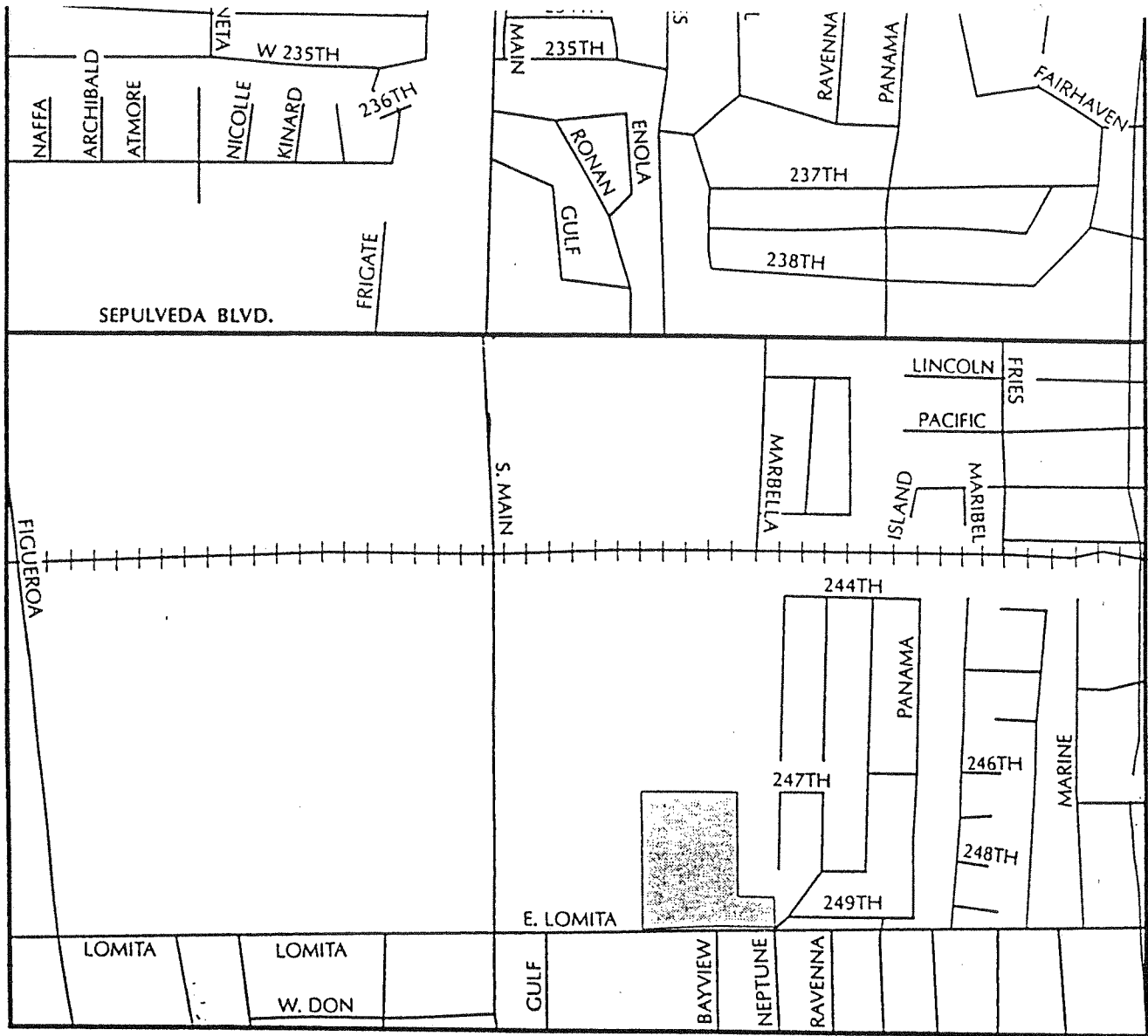


Figure 2, Site Location



Source: Harland Bartholomew & Associates, Inc.

1.2.3 Project Site

The project site is currently zoned ML-D (Manufacturing, Light-Design Overlay). The existing land uses on the site include various industrial uses, including approximately 10,000 square feet of buildings. Specifically, the eastern 3.2 acres of the site has: (a) a small oil tank and an oil well, as well as a former residential building and church; and (b) four small buildings. The western 4.7 acres of the site has: (a) an oil well; and (b) three small buildings, primarily office space. In addition, the northeastern 1.2 acres of the site is currently unpaved but does have one small building.

The topography of the project site is generally flat. There are no significant ridges or slopes on the site. The majority of the site, excluding the 1.2 acres at the northeastern portion of the site, is paved or developed.

The vegetation and plant life on the site is limited. The site is primarily vacant and the only animal life would include small mammals, such as rodents.

1.3 Project Description

Monterey Pines Specific Plan proposes the development of 69 single-family detached homes on an 9.13 acre site (resulting in a density of 7.56 units per acre) located on Lomita Boulevard northwest of Neptune Avenue. The average lot size will be approximately 3,200 square feet. The dwelling units will be two-stories and contain between 1,250 and 1,800 square feet. Each house will have a two-car garage and driveways (to meet the City's requirement for off-street parking spaces). Monterey Pines Specific Plan seeks to promote home ownership by median income households, increasing the City's affordable housing stock. The architectural theme of Monterey Pines will be New England/Cape Cod/Traditional. Landscaping will include 10-foot wide landscaped buffers on the site's northern and western boundaries with grass, trees, and ornamental landscaping. In addition, a 10-foot wide landscaped area will be developed on the site's Lomita Boulevard and Neptune Avenue frontage.

Monterey Pines Specific Plan will permit the development of residential uses on the project site. However, 1.146 acres of the project site will continue to be designated in the Carson General Plan and corresponding zoning map for industrial uses. The 1.146 acres to continue to be designated "industrial" will consist of the landscaped buffer along the project site's western boundary and the internal street that will be constructed along the western boundary of the project site (as described in Appendix 5.3 to this Specific Plan). The purpose of retaining the industrial designation for this 1.146 acre portion of the project site is to allow the existing adjacent industrial uses to the west of the project site to continue to operate their existing uses without encountering additional restrictions as a result of the introduction of residential uses on the project site. The potential incompatibilities between the proposed residential development and the existing adjacent non-residential uses will be mitigated by a variety of measures, as described later in this Specific Plan.

1.4 Purpose of Monterey Pines Specific Plan

Within California there have been tremendous pressures to provide adequate and affordable housing for the growing population. Many of communities, particularly within southern California, are near their full buildout potential as determined by their general plan land use plans and policies. Therefore, in order to meet the demand for housing these communities must recycle existing housing stock, increase densities, or convert other areas for residential uses. Many cities have identified areas currently underutilized which would be appropriate to meet the housing demand. Converting sites can be accomplished by either simple zone changes and general plan amendments or by the adoption of specific plans which also incorporate the former.

Currently, the project site is designated for industrial uses and is primarily developed with a trucking business and other industrial uses. The purpose of this Specific Plan is to permit the development of a residential community. Monterey Pines Specific Plan will establish specific design guidelines for development of the site and standards for the operation and maintenance of the community and the infrastructure necessary to support it. The Specific Plan seeks to ensure affordable housing opportunities are provided consistent with the City's adopted Housing Element.

1.5 Relationship to the General Plan

As identified in Section 1.1 above, a specific plan is an implementation tool for the general plan and, therefore, it must include a statement of its relationship to the general plan (Government Code Section 65451 (b)). Monterey Pines Specific Plan has been developed to address the goals and policies of the 1982 Carson General Plan and ensure consistency with it.

Monterey Pines Specific Plan is consistent with several goals and objectives contained within the City of Carson General Plan Land Use Element, as discussed below.

- Goal/Objective 1 of the Land Use Element states that the City shall:

Allow each land use type sufficient area to develop to the fullest extent indicated by the economy and general welfare.

Currently, use of the site for industrial purposes only is not indicated by the economy. The development of the 8.8 acre site with 69 single-family homes is responsive to both the economy and general welfare of the community.

- Goal/Objective 2 of the Land Use Element seeks to:

...replace substandard buildings and prevent deterioration of residential, commercial and industrial neighborhoods.

Implementation of the Specific Plan will remove the existing unattractive industrial uses on

the site and permit development of an aesthetically pleasing and stable and cohesive neighborhood. This would be beneficial to the surrounding residential neighborhoods.

Additionally, the project will have a beneficial impact on the property of other persons located in the vicinity of the site because it will revitalize the property. The site will be maintained by a private homeowner's association.

- Goal/Objective 5 of the Land Use Element requires the City to:

Improve development standards in order to control urban blight and protect property values.

The Specific Plan will establish design and development standards for the site. Development will be consistent with these standards and any alterations to structures or any portion of the site will be subject to specific administrative procedures which will ensure the adherence to these guidelines.

- Goal/Objective 8 of the Land Use Element identifies the need to:

Plan for the orderly future growth by updating and revising the General Plan whenever necessary.

This Specific Plan is an implementation tool of the General Plan. The Specific Plan will permit the City to meet the demand for increased affordable housing in a planned and organized manner.

- Goal/Objective 2 of the Land Use Element, under Residential Land Uses states:

Housing should be provided for a variety of income groups.

The proposed Specific Plan will achieve the City's long-term housing and land use objectives. The residential component of the Specific Plan will add to the City's affordable housing stock and will implement the City's above stated goal. Additionally, the proposed project is a private-sector development that will achieve the City's land use and housing objectives without requiring the City's commitment of scarce public funds and resources.

1.6 Relationship to Other Agencies

Monterey Pines Specific Plan is located within the incorporated area of the City of Carson in Los Angeles County. The area is served by Los Angeles Unified School District, the Dominguez Water Corporation, and the County Sanitation Districts of Los Angeles County. Fire and police protection services are provided by the Los Angeles County Fire Department and Los Angeles County Sheriff's Department.

Chapter 2 Specific Plan Components

Monterey Pines Specific Plan contains five primary components: (1) Site Plan; (2) Infrastructure Plan; (3) Development Standards and Design Guidelines; (4) Performance Standards; and (5) Phasing Plan. These five components are described in the following five sub-sections of this chapter of the Specific Plan.

2.1 Site Plan

The basic objective of Monterey Pines Specific Plan is to provide a safe community of quality, detached single family homesites which will make home ownership available and affordable to median income households.

2.1.1 Land Uses

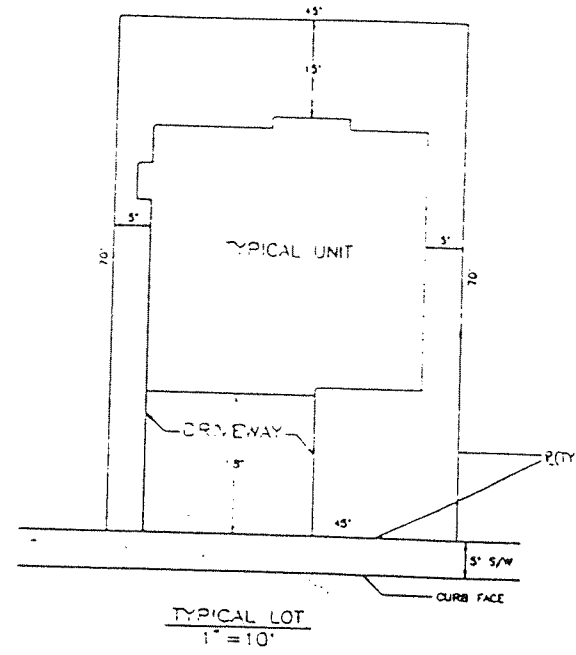
The residential development will be subject to development standards specified in this Specific Plan. Where specific development standards have not been identified in this Specific Plan, development will comply with applicable sections of the City of Carson Zoning Ordinance, Sections 9121-9128 (inclusive) of the City Municipal Code. Where this Specific Plan does detail standards or regulations, however, its provisions will supersede any conflicting provisions of the City of Carson Municipal Code.

The conceptual layout of the proposed lots and arterials is shown in the Illustrative Site Plan (Figure 3). There will be a total of 69 two-story single family detached homes. Approximately one-half of the homes will contain three bedrooms and the other half will contain four bedrooms. The parking will include two-car garages (to meet City requirements) as well as space for two additional cars in the driveways.

The average lot size will be 3,500 square feet and permit the development of 1,250 to 1,800 square foot homes. The setbacks will include a 15-foot front-yard setback, an 18-foot rear-yard setback and five-foot side yard setbacks for all lots except for corner lots which will have a 10-foot side yard on the street side. The unit per acre density will be 7.83 units per acre, consistent with low density residential definition of the Land Use Element of the Carson General Plan. The density and the minimum lot area definitions are included in the Development Standards in Section 2.3 of this Specific Plan.

The development will be a gated community with access to the site through a single non-manned gated entry on Lomita Boulevard. The proposed 69 single-family homes will be served by private streets; see Illustrative Site Plan, Figure 3.

The architectural style of the homes will represent a Cape Cod/New England/Traditional theme. Parkways providing landscaped areas for grass and flowers will be located throughout the site.



NEPTUNE AVE.

'A' ST.

LOMITA BLVD.

C/L BAY VIEW AVE.

'C' ST.

'D' ST.

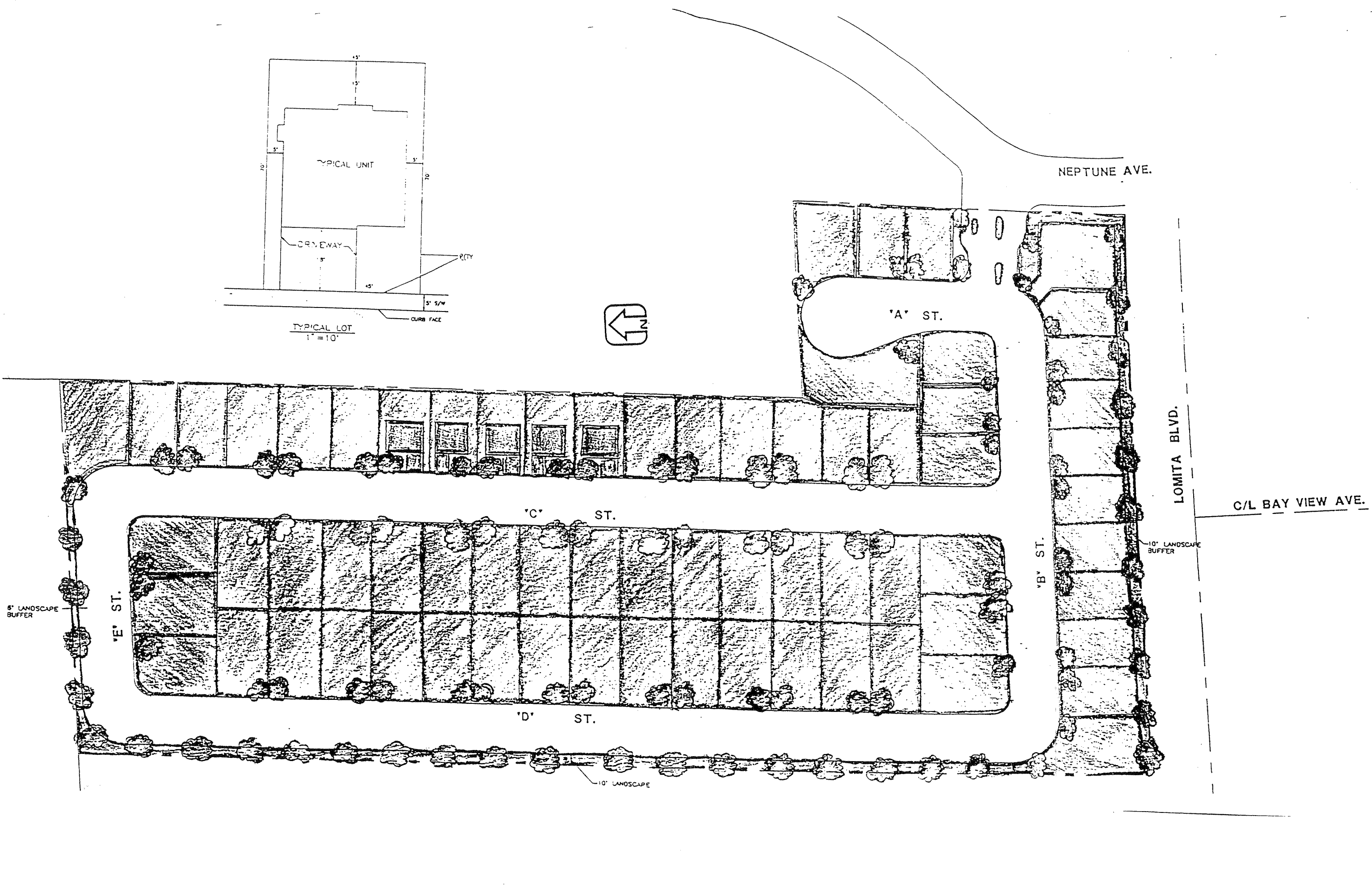
'E' ST.

'B' ST.

5' LANDSCAPE BUFFER

10' LANDSCAPE BUFFER

10' LANDSCAPE



2.1.2 Circulation Master Plan

The circulation master plan for Monterey Pines Specific Plan provides a framework and standards with which to guide the development of a safe and adequate system of vehicular, pedestrian and bicycle circulation within the gated residential community.

Existing Circulation System

The existing circulation system serving the project site consists primarily of Lomita Boulevard (the site's southern boundary). In addition, Main Street (approximately 1/4 mile west of the site) and Avalon Boulevard (also, approximately 1/2 mile east of the site) serve the general area; refer to Figure 4. The Carson General Plan Circulation Element designates Lomita Boulevard as a "major highway" with a 100 foot right-of-way (currently developed with 2 travel lanes in each direction and left turn lanes at major intersections). Main Street, to the west of the project site, is also a designated major highway (currently developed with 2 travel lanes in each direction and left turn lanes at major intersections).

According to a 1992 Traffic Flow Map, Lomita Boulevard and Main Street, the site's major adjacent roadways, the Average Daily Trips (ADT) was 21,350 and 18,000 vehicles per day, respectively, in the immediate vicinity of the site.

All major intersections in the site vicinity are currently controlled by traffic signals. The intersections near the site are multi-phase operations ranging from two to eight phases. Protected left turn phasing is currently provided at most of the major intersections in the area.

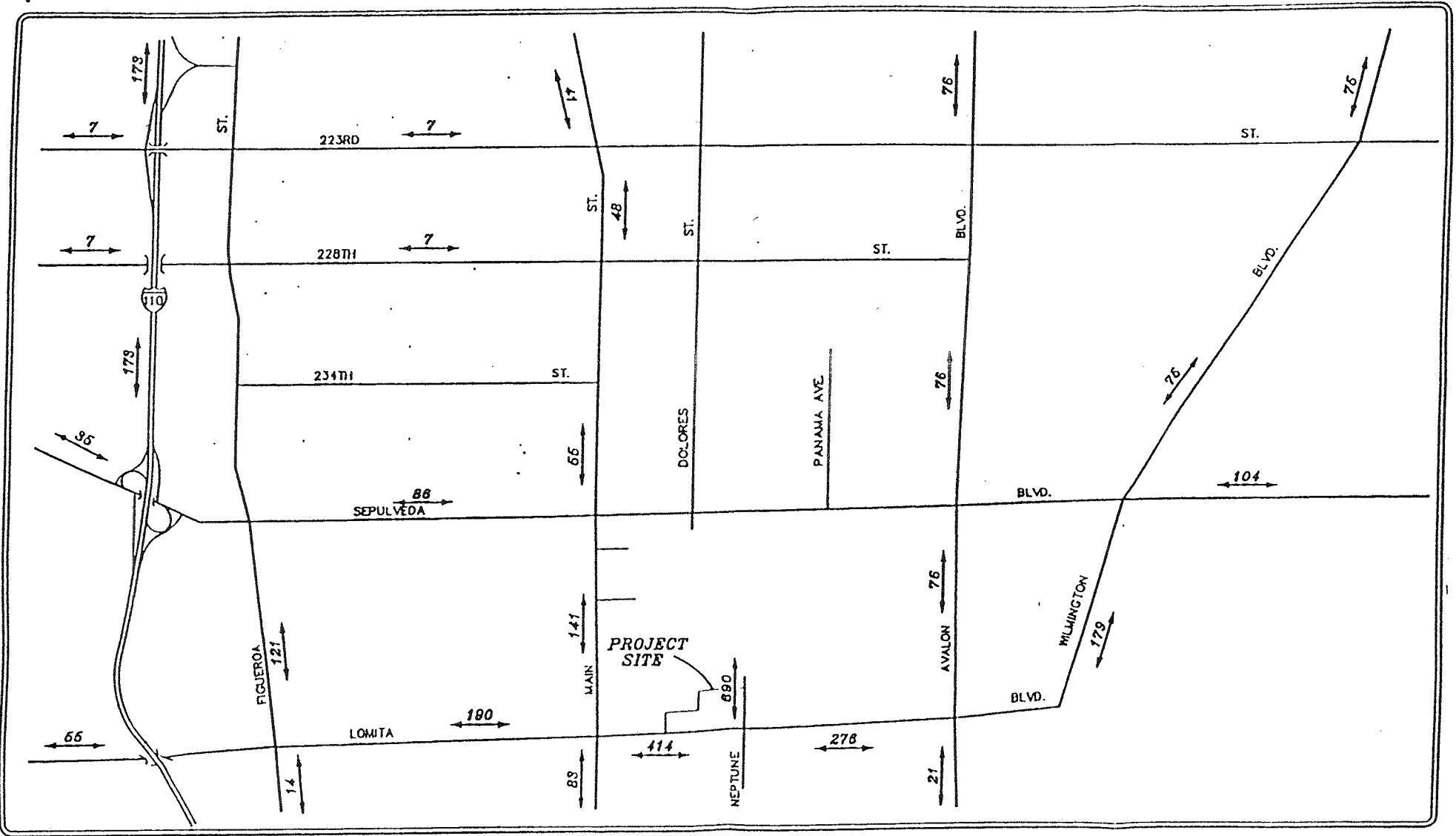
Vehicular Circulation Plan

The Vehicular Circulation Plan for Monterey Pines Specific Plan area is shown in Figure 5. The on-site circulation system will consist of the construction of a new private road system that will include an "entrance" street extending westerly from Neptune Avenue plus two additional streets that will form an internal "loop" system. The interior street system on the site will be developed within 46-foot rights-of-way, including 5 foot sidewalks on each side of the street (see Figure 6). The streets will only serve Monterey Pines gated community; there will be no through access for outside traffic.

2.2 Infrastructure Plan

The intent of the infrastructure plan is to ensure that the site is developed in a manner that will support the intensity of land use proposed and the on-site and off-site infrastructure systems have adequate capacity to serve the project.

The utility demand, wastewater and solid waste generation will not increase upon implementation of the Specific Plan. Although the residential land use allowed under this Specific Plan represents a significant change in the type of use and an increase in land use intensity on the site, it does not represent a significant change compared to existing land uses in the immediate vicinity. The project site is currently developed with urban uses and is located in an urban area. Therefore, it is already served by public utilities including: (a) an 8-inch water



NO SCALE



LINSCOTT, LAW & GREENSPAN, ENGINEERS

KEY
 X,XXX - DAILY VOLUME

Figure 4
 Existing Circulation System

line in Neptune Avenue; (b) an 8-inch sewer main in Neptune Avenue; and (c) a box culvert storm drain north of the project site.

2.2.1 Grading and Drainage

2.2.1.1 Grading

The project site has been developed with industrial uses for over 65 years. Although the existing development on the site will be removed, only moderate additional grading is anticipated during site development. The elevations of the proposed residential building pads are going to be roughly the same as the grade of the site. Therefore, the grading activities will not be extensive because of the existing gradient difference between the street grade and the future building pad elevations.

2.2.1.2 Drainage

The Los Angeles County Department of Public Works is the agency responsible for the installation and maintenance of the wastewater trunk lines and catch-basins along Lomita Boulevard. Any improvements or modifications to drainage facilities shall be subject to the County Department of Public Works policies.

The development of the site will include a drainage plan which will permit rainwater and other runoff to drain into on-site drains which will then drain into the County's storm drain system.

On-site drainage facilities will be provided for by the developer of Monterey Pines Specific Plan area. All surface drainage will be carried in concrete drainage facilities as approved by the City Engineer and maintained by the homeowners' association.

The implementation of Monterey Pines Specific Plan will not alter the quantity of runoff or general drainage patterns on the project site or its immediate environs. Specifically, the site currently drains 14.9 cubic feet per second (CFS); the proposed development will result in a minor increase to 18.7 CFS.

2.2.2 Streets

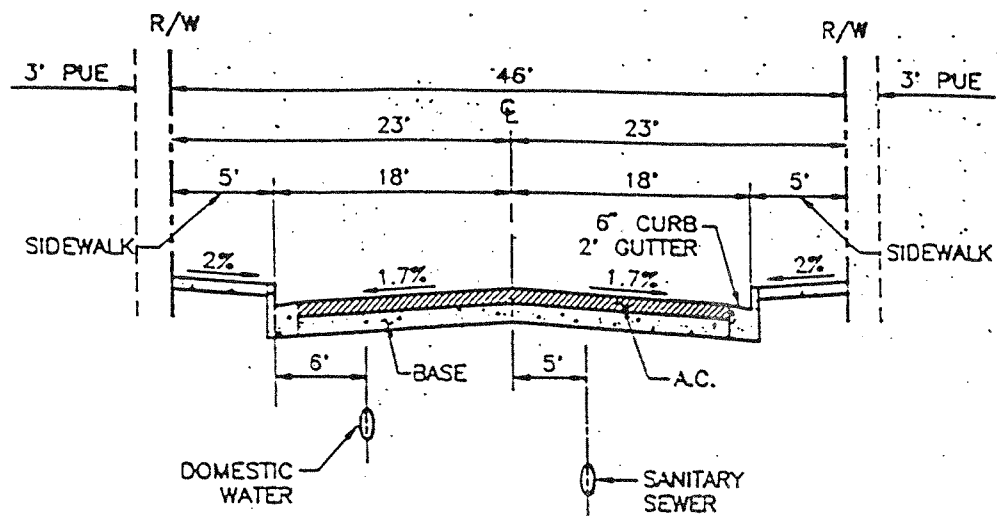
As discussed above in Section 2.1.3 of this Specific Plan, the main exterior/public roadway serving the project site is Lomita Boulevard. The proposed residences will be accessible from a single gated entry accessible from Neptune Avenue and served by three interior streets developed with homes.

2.2.3 Water Service

The Specific Plan area is currently served by the Dominguez Water Corporation (DWC). DWC receives its supply of water from Metropolitan Water District. The homes and industrial use on the site will be served from water mains operated by DWC. Water lines and service for the

Figure 5, Interior Circulation Plan

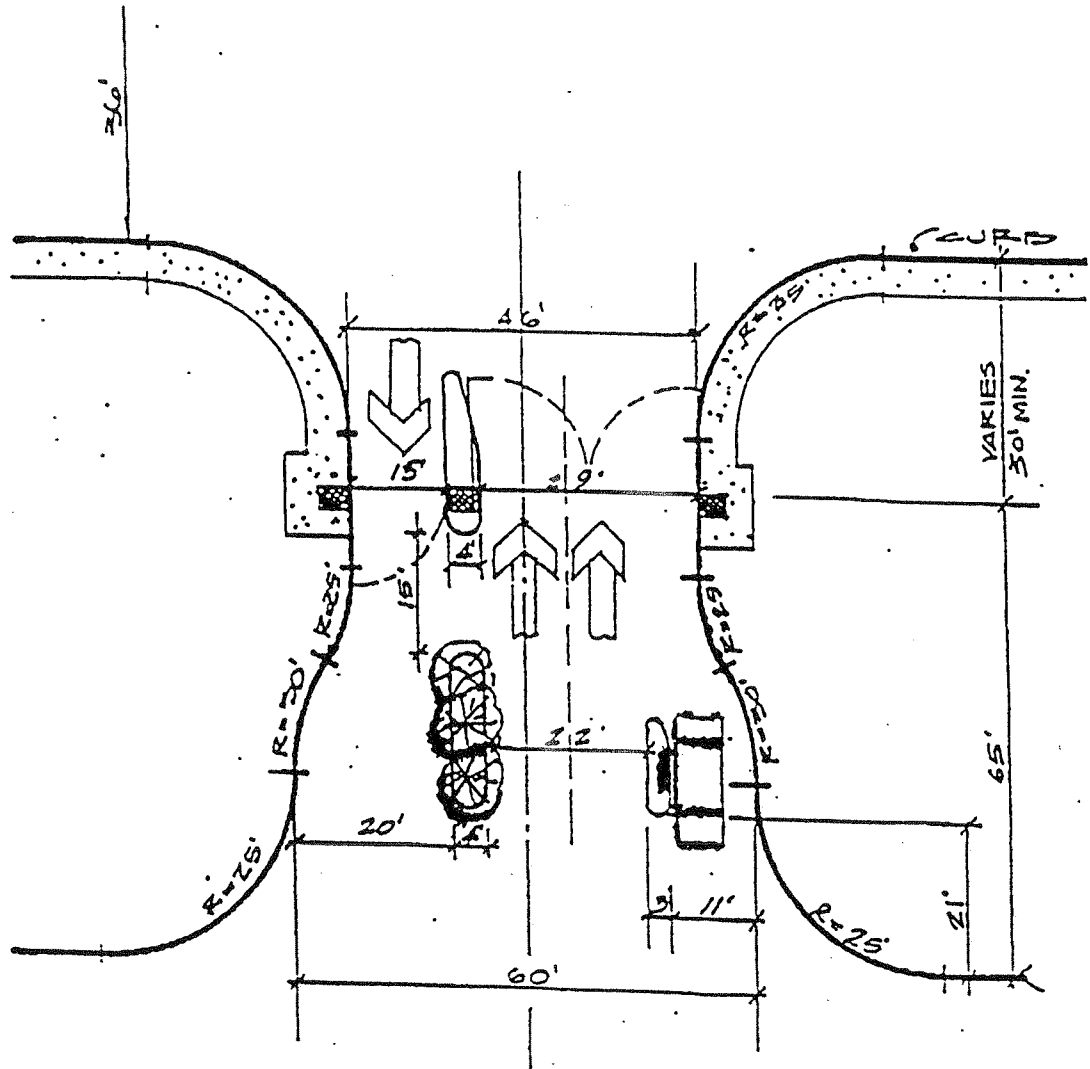
Figure 6, Interior Street Design



**TYPICAL SECTION FOR
'A' - 'E' STREETS**

N.T.S.
(PRIVATE STREET)

Figure 6, Interior Street Design



proposed development must comply with all requirements of the City of Carson.

2.2.4 Sewers

The sewer system in the area is part of the Los Angeles county wastewater treatment system. Where inadequate, additional lines, pipes, or mains will be developed on-site to transfer sewage to the main sewer lines. The proposed development must comply with the standards set forth by the City of Carson Engineering Services Department.

2.2.5 Electrical Service

Electrical service to the project site is supplied by the Southern California Edison Company (SCE). SCE has adequate facilities and capabilities to continue serving the site and its future development. Electrical service must comply with all requirements of SCE and the City of Carson. All on-site service lines will be underground.

2.2.6 Energy Conservation

The energy consumption of new construction in California is regulated by the State Building Energy Efficiency Standards, embodied in Title 24 of the California Code of Regulations¹. The efficiency standards apply to new construction of both residential and non-residential buildings, and regulate energy consumed for heating, cooling, ventilation, water heating, and lighting. The building efficiency standards are enforced through the local building permit process. Compliance with Title 24 can be achieved through building design techniques which include but are not limited to the following features:

- Installation of double paned windows;
- Installation of certified insulating materials such as thermal insulation in walls and ceilings;
- Specifications for minimum piping insulation;
- Use of certified appliances and water and space heating systems;
- Use of building materials and techniques including finishing exterior walls with light-colored materials with high emissivity characteristics to reduce cooling loads and finishing interior walls with light-colored materials to reflect more light and thus increase lighting efficiency, glazing, lighting, and shading;
- Installation of fluorescent and high-intensity-discharge (HID) lamps, which give the

¹ The State Building Energy Efficiency Standards are contained in the California Code of Regulations, Title 24, Part 2, Chapter 2--53. Enforcement of Title 24 standards is addressed in the California Code of Regulations, Title 20, Chapter 2, Subchapter 4, Article 1.

highest light output per watt of electricity consumed, wherever possible;

- Installation of high-efficiency lamps for all street lot lighting to reduce electrical consumption;
- Installation of occupant-controlled light switches and thermostats to permit individual adjustment of lighting, heating, and cooling, to avoid unnecessary energy consumption;

These building design techniques will be incorporated into the construction of the residential units to ensure compliance with Title 24, California Energy Conservation Standards, and any additional City required conservation measures.

In addition, each residential unit will be pre-wired to permit re-charging of electric automobiles, a statewide program intended to reduce both energy consumption and the generation of auto-related pollutants.

2.2.7 Telephone and Cable Television Service

The project site will be provided local telephone service and cable television service; all service will be provided by underground lines.

2.3 Development Standards and Design Guidelines

Monterey Pines Specific Plan's development standards and design guidelines will ensure a consistent use of setbacks, height, bulk, density, common areas, building materials, landscaping and streetscape, colors and other design features. The guidelines are intended to ensure that the Specific Plan area will: (a) have a clear identity and sense of place; (b) meet the needs of the residents; and (c) provide a harmonious and pleasing environment with a distinctive aesthetic, stable, and safe character.

This section of the Specific Plan will provide guidance to the physical development of The Village, as well as the qualitative aspects of the proposed single-family homes and common landscaped areas may affect the residents or visitors. Moreover, the development standards will reduce potential land use conflicts with the adjacent land uses that are anticipated to remain in the area. The guidelines also establish standards to achieve and maintain a harmonious development identity and level of quality throughout the community, while providing the flexibility to maximize individual characteristics of the dwelling units.

A comprehensive plan, consistent with the standards established in this Specific Plan and addressing proposed landscaping treatments and lighting treatments, shall be submitted to and approved by the Community Development Department prior to the issuance of building permits. Such plan shall show conformance with all applicable sections of this Specific Plan.

2.3.1 Architectural Guidelines

A primary goal of the Specific Plan is to ensure the development of Monterey Pines community in a consistent, high quality manner. Since the future of Monterey Pines will depend on the

quality of its visual environment and safety, the following guidelines and standards will help shape Monterey Pines's overall image within a coordinated design theme. The design theme chosen for Monterey Pines is a Cape Cod/New England/Traditional style. There will be several different models, but each will incorporate the classic elements of this architectural theme. A prototypical application of the architectural guidelines and development standards set forth in this section is illustrated by Figures 7 to 10.

Sidewalks and pedestrian walkways and open space pockets shall use planted pots and fixed raised planters integrated within a hardscape design utilizing accent materials, such as pavers and stamped concrete; no plantings shall obstruct pedestrian movement. Visual interest along the walkways can be enhanced by the introduction of miniature plaza areas where open space common areas permit. The proposed landscaped buffers, which will be 10-foot wide and located along the site's northern and western boundaries, will include grassy play areas and landscaped sitting areas.

A variety of site furnishings, including benches, trash receptacles, and planters, shall be part of a coordinated design that provides consistency and continuity throughout the residential community's landscaped buffers. These site furnishings will be of a type and design which are consistent with the exterior treatment of the dwelling units. The site furnishings shall be included in the landscape plan.

2.3.2 Building Design and Building Materials Standards

The idea of visual unity is crucial to the goal of both the aesthetically pleasing, as well as the stable and safe images of Monterey Pines. With its setting between both residential and industrial neighborhoods, the development of this Specific Plan should emphasize and incorporate key architectural elements found in traditional family neighborhoods and communities. This design approach will reflect a contemporary interpretation of traditional architectural materials and features.

In addition, each residential unit within Monterey Pines Specific Plan will be consistent with the standards required under the American Disabilities Act (ADA) to ensure access to each home and throughout the community.

2.3.2.1 Design

The following objectives shall apply to Monterey Pines Specific Plan:

- a. Harmony, continuity, proportion, and balance should prevail in all aspects of the project.
- b. The design should be simple, not congested.
- c. The building mass of each home should be broken up with decorative detailing which provides a sense of scale, rhythm, and proportion.
- d. Each different model type should be compatible and should not dominate or stand out in contrast to adjacent buildings.

- e. Dwelling units should respond to the scale and character of the streets and sidewalks/walkways by emphasizing relief on the facades particularly as they approach the pedestrian level.
- f. Structures should be generally rectilinear in shape, or perpendicular to the pedestrian level.
- g. The elevation of the buildings should have overall directional emphasis, either horizontal or vertical.
- h. The roofline should be essentially pitched or stepped up to horizontal elements.

2.3.2.2 Materials

The following requirements shall apply to Monterey Pines Specific Plan:

- a. Building materials should enhance the aesthetic appeal of the structures to convey an inviting and pleasant atmosphere to the resident or visitor.
- b. Materials shall be of those types which require low maintenance.
- c. Acceptable building materials include wood, concrete, masonry, and the "drywall" building system (plaster, stucco). Accent materials, such as brick and shingles, etc., shall not be painted.
- d. Metal buildings and metal architectural features used to accent buildings shall not be permitted, however, metal or iron lamp posts or lighting fixtures are acceptable.
- e. A minimum of two types of building texture or materials, exclusive of window glazing and frames, shall be provided on all building elevations.

2.3.3 Building Development Standards

2.3.3.1 Height

The maximum building height shall not exceed a height of 30 feet as measured from the average grade of the proposed curb abutting the subject lot (Section 9126.12).

2.3.3.2 Minimum Lot Areas

The minimum lot area will be no less than 70 feet deep and 45 feet wide. The minimum lot size will be no less than 3,150 square feet.



Figure 7
Conceptual Elevation - Plan 1

Source: William Hezmalhalch Architects, Inc.

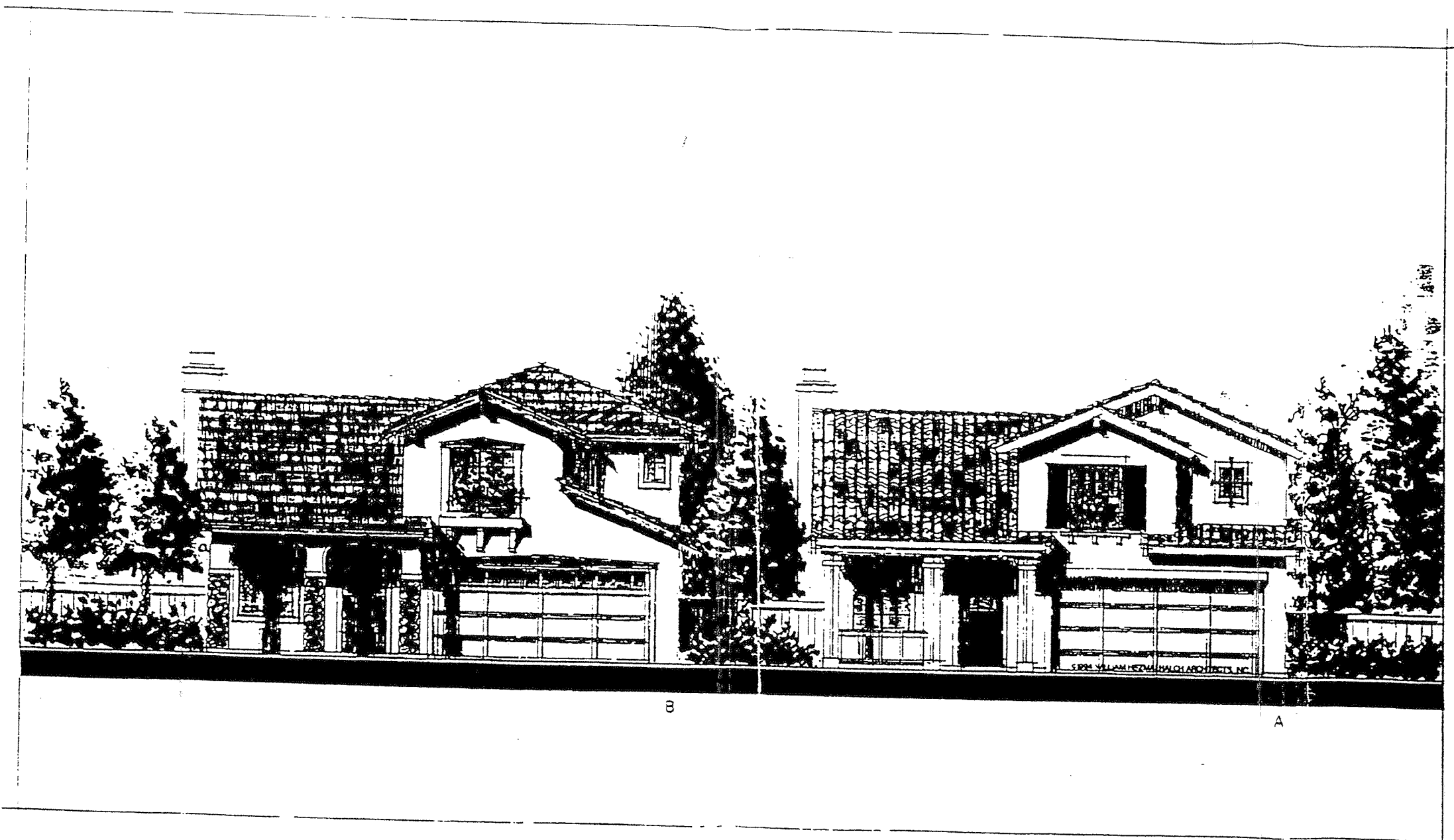


Figure 8
Conceptual Elevation - Plan 2

Source: William Hezmalhalch Architects, Inc.

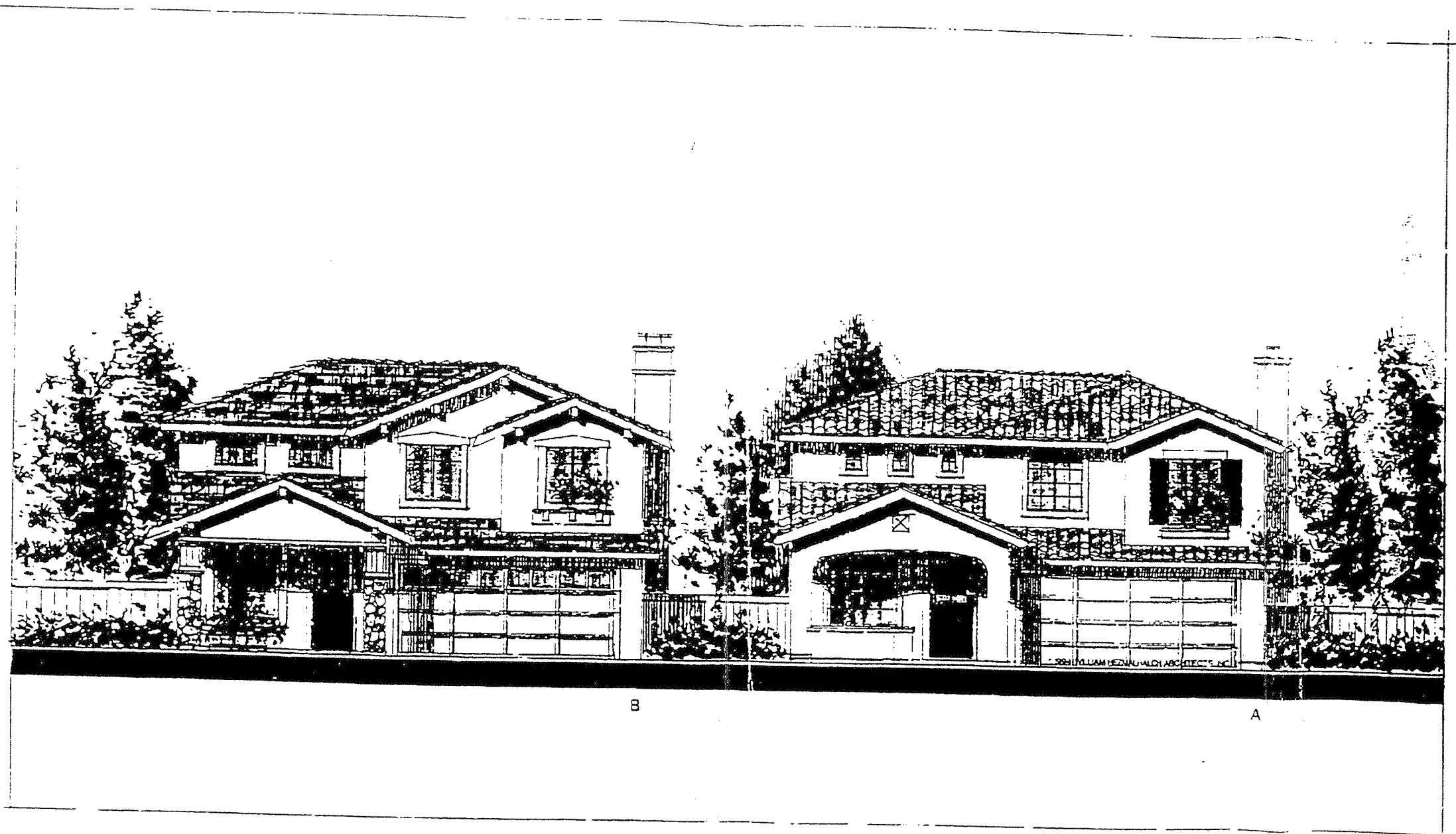


Figure 9
Conceptual Elevation - Plan 3

Source: William Hezmalhalch Architects, Inc.



B

A

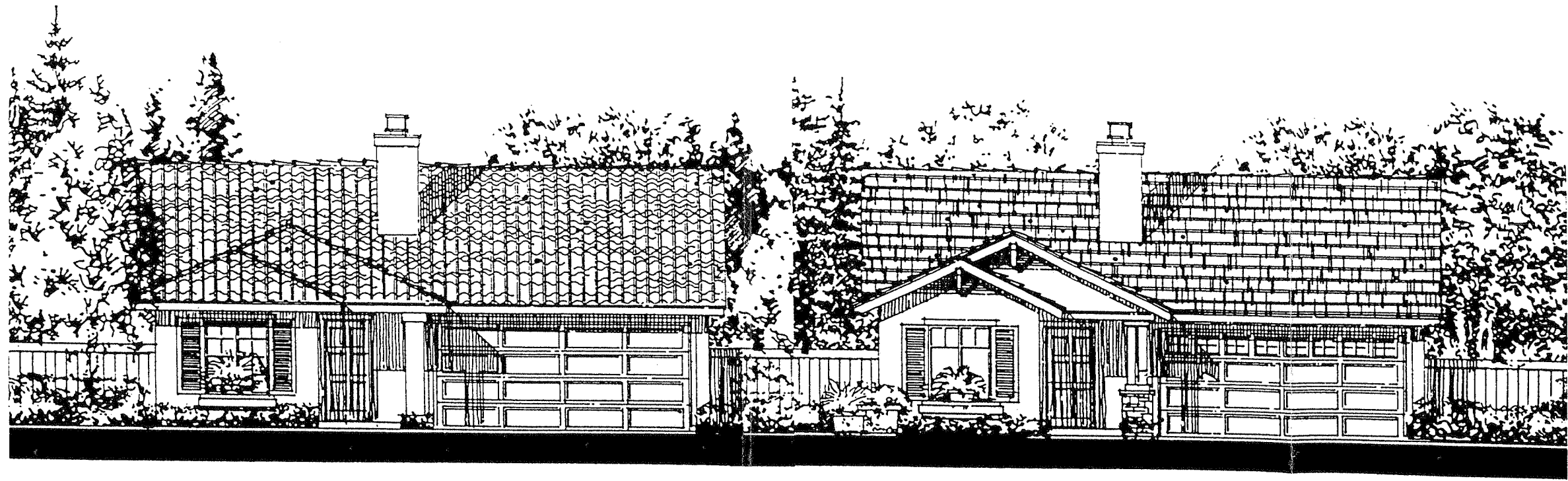
Figure 10
Conceptual Elevation - Plan 4

Source: William Hezmalhalch Architects, Inc.



PLAN 5A

PLAN 5B



PLAN 6A

PLAN 6B

2.3.3.3 Maximum Lot Coverage

The following standards shall apply to Monterey Pines Specific Plan:

- a. The total ground floor coverage of structures shall not exceed 45 percent of the total site area; and
- b. In the front-yard setback, the maximum coverage with paved surfaces (including the driveway and walkways) shall not exceed 50 percent.

2.3.3.4 Yard Areas and Setbacks

All required yard areas, as specified in the following section, shall be measured from the property line, as follows:

- Front Yard - Each lot shall have a front yard with a minimum depth of 15 feet. ~~A front yard shall not be occupied except for landscaping and parking areas.~~
- Side Yard - There shall be a side yard width of 5 feet on each side of the lot. ~~Where the side yard abuts a street, the side yard shall be increased to a minimum of 10 feet. Side yards shall not be occupied except for landscaping; the side yard setback shall be 10 feet for the side of all corner lots adjacent to streets.~~
- Rear Yard - Each lot shall have a rear yard with a minimum of depth of 18 feet. ~~A required rear yard shall not be occupied except by landscaping, a patio (open lattice style) or a swimming pool, if feasible design exists. Such design is subject to review under the administrative procedures contained in Chapter 3 of this Specific Plan.~~

2.3.3.5 Encroachments

Every part of a required yard or open space shall be open and unobstructed from finished grade or floor surface to the sky except for the facilities indicated in Section 9126.29 of the Zoning Ordinance, ~~except as specifically restricted by this section. Within the front yard, the Community Development Director may approve an encroachment not to exceed 3 feet for open and unenclosed porches that occupy less than 50% of the front elevation of the residence. No detached accessory building, or additions to the main building, shall be permitted in the required rear yard except for open lattice style patio covers and minor additions to the building not less than 15 feet from the rear property line subject to approval by the Community Development Director and review under the administrative procedures contained in Chapter 3 of this Specific Plan. To the extent feasible, permitted encroachments shall facilitate landscaping, recreational facilities and open lattice style patios or gazebos, in order to promote and preserve open space.~~

2.3.3.6 Fences, Walls and Hedges

Facilitate

The following requirements shall apply to Monterey Pines Specific Plan:

- a. Adjacent to non-residential uses, a fence, wall or hedge shall not exceed a height of eight (8) feet above the finished grade at each point along the fence, wall, or hedge, except in the required front-yard where the height shall not exceed 3 1/2 feet. Adjacent to residential uses, the fence, wall or hedge shall not exceed a height of six (6) feet. Where there is a difference between the grades on the two sides of the fence, wall or hedge, the higher grade shall be used.
- b. The appearance of walls shall be visually softened by landscaping, which shall be depicted on the landscaping plan.

2.3.3.7 Open Space

The following requirements shall apply to Monterey Pines Specific Plan:

- a. Open space, inclusive of both the landscaped buffers and front and rear yards of the residential development, shall comprise not less than 30 percent of the net project area.
- b. Open Space may include the landscaped buffers along the site's northern and western limits.

2.3.3.8 Exterior Lighting Standards

Safety and Security Lighting

The following requirements shall apply to Monterey Pines Specific Plan:

- a. Lighting shall be indirect and subtle. Overhead pole-mounted fixtures (with underground wiring), consistent with the City's adopted requirements, that direct light downward shall be used.
- b. The internal vehicular circulation network shall have sufficient illumination for safety and security. The street illumination level shall achieve a uniformity ratio of 3:1 (average to minimum) with a minimum of 1.5-foot candles.
- c. Outdoor pedestrian use areas (open space and parks) shall have sufficient illumination for safety and security. Primary pedestrian use area lighting should achieve a uniformity ratio of 3.5 to 1 average illumination of 0.60-foot candles and a minimum of 0.18-foot candles.
- d. All exterior building lights shall be integrated into the building design and shall not be directed onto adjacent properties.

Architectural and Landscape Lighting

The following requirements shall apply to Monterey Pines Specific Plan:

- a. Lighting shall be indirect, such as soft lighting, neon tube, or full cutoff shield-type

fixtures.

- b. Architectural overhead down-lighting or interior illumination that illuminates the exterior of the dwelling units is encouraged. Lighting should illuminate the exterior of the structure and enhance the structures's visual character design.
- c. Landscape lighting shall be subtle, indirect, and should accentuate rather than overpower landscape features.

2.3.3.10 Garages

All garages will have access from one of the site's private street and shall be set back at least 18 feet from the street property line; all garages will be built with roll-up garage doors to permit parking on the driveways and have a minimum interior dimension of approximately 20 feet by 22 feet as specified in Section 9162.41 of the Carson Zoning Ordinance which is 18 feet by 20 feet deep provided that storage area is provided. The driveways shall be no less than 18 feet wide directly fronting the garages.

2.3.3.11 Signs

All signage must comply with the standards contained within Section 9126.7 of the Zoning Ordinance.

2.3.3.12 Utilities

The following requirements shall apply to Monterey Pines Specific Plan:

- a. All new utility lines, other than major transmission lines, shall be placed underground. Undergrounding shall be in accordance with the applicable rules and regulations of the utility, as currently on file with the California Public Utilities Commission.
- b. Building utility meters shall be screened to architecturally integrate with the building.
- c. On-site underground utilities shall be located so as to minimize disruption during maintenance and repair.
- d. No ground level antenna, transmission or reception device that can be viewed from adjacent residential properties and public street shall be permitted.

2.3.3.13 Storage and Refuse Collection Areas

The following requirements shall apply to Monterey Pines Specific Plan:

- a. No storage shall be permitted in any front-yard within the residential community.

- b. All storage areas shall be contained within the individual structures and shall not be visible to the public.
- c. All refuse containment areas shall be maintained in a sanitary manner and shielded from public view. All refuse containers must be kept in a garage or on the side yard out of public view.
- d. Recycling of waste will be encouraged and a community-wide recycling area will be designated within Monterey Pines Specific Plan.

2.3.3.14 Equipment Screening

Exterior-mounted electrical equipment is prohibited. In addition, roof-mounted electronic equipment, such as antennae for radio or telephone communications and satellite dishes, shall not be visible from adjacent properties and/or streets.

2.3.4 Landscape Master Plan

The following landscape design guidelines are intended to focus the direction of future landscape design and planting efforts within Monterey Pines Specific Plan; see also previous Figure 3, Illustrative Site Plan. The intention is to establish a direction that will result in a landscape character which is appropriate to the community and accents the architectural character of the residences. Monterey Pines Specific Plan Landscape Master Plan will be consistent with the City's adopted Water Efficient Landscape Ordinance, including use of drought-resistant plantings.

The landscape design for the project will soften the visible impact of the built environment, enhance architectural design and mitigate environmental factors, such as sun and wind.

All landscaping will conform to the City of Carson's landscape standards as established in the City's Zoning Ordinance which includes adoption of water efficient landscape and irrigation practices. If any discrepancies should occur between the language contained in this Specific Plan and the language contained in the City landscape standards, the language of the City's landscape standards shall prevail.

Each single-family residential lot shall be provided with one (1) 30-inch box specimen tree within the front yard setback.

2.3.4.1 Design Standards

Mounding

The following requirements shall apply to Monterey Pines Specific Plan:

1. All mounding will have a gently rolling effect with rounded bases and crowns.
2. The maximum slope for mounded areas shall be 5:1.

3. For areas planted with groundcover (such as the landscaped buffers along Lomita Blvd. and the site's northern and western property lines), maximum slope shall be 3:1.

Planting Materials

The following requirements shall apply to Monterey Pines Specific Plan:

1. No specific lists are given; plant materials will be consistent with the City's adopted Landscape Ordinance. Tree and plant selections shall be based on climate, exposure, soil conditions, level of maintenance anticipated, low water inside and appropriateness of use. A variety of trees and plants is encouraged.
2. Groundcover size and spacing shall ensure complete coverage of the ground within one year of planting.
3. Nonliving groundcovers (rock, gravel, bark chips, etc.) shall not be permitted in the Specific Plan except as necessary for mulching. However, decorative boulders within landscaped areas will be permitted.
4. Turf will be noninvasive grass species.

Irrigation

The following requirements shall apply to Monterey Pines Specific Plan:

1. All irrigation equipment in the site's common areas and landscaped buffers shall be in accordance with the City of Carson's zoning regulations which includes adoption of water efficient irrigation.
2. The landscaped buffers will be provided with automatic irrigation systems.
3. The irrigation system installed for Monterey Pines' landscaped common areas will allow for future connection to a reclaimed water (often referred to as "grey-water") line; that is, if in the future a water line transmitting treated sewage suitable for irrigation of common areas is provided in either Main Street or Lomita Blvd. adjacent to the project site, then the landscaping system can be adapted to use "grey water" for irrigation.

2.4 Performance Standards

This section identifies the requirements and permitted activities within Monterey Pines Specific Plan.

2.4.1 General

The maximum permitted levels of operational characteristics resulting from land uses on the project site shall be called performance standards. Continued compliance with the performance

standards shall be required of all uses, except as otherwise provided for in these regulations.

Land or buildings within Monterey Pines Specific Plan area shall not be used or occupied in any manner so as to create any dangerous, noxious, injurious or otherwise objectionable fire, explosive or other hazards; noise or vibration; smoke, dust, odor or other form of direct air pollution; electrical disturbance; glare; liquid or solid refuse or wastes; or other dangerous or objectionable substance, condition or element in a manner or amount that would adversely affect the environment, residents, or surrounding community as measured from the project site boundary.

More restrictive performance standards or regulations enacted by authorized state or federal government agencies having jurisdiction on such matters shall take precedence over the provisions of these regulations.

2.4.2 Exceptions

The regulations established within the performance standards do not apply to unexpected brief periods where these standards are exceeded based upon a reasonable cause when it is evident that such cause was not reasonably preventable. These regulations shall not apply to the operation of motor vehicles or other transportation equipment unless otherwise specified.

2.4.3 Homeowners' Association

1. Prior to the issuance of any occupancy permits, the developer will prepare and record the original Conditions, Covenants and Restrictions (CCRs). Included in such CC&Rs shall be, among other things:
 - a. Provisions for the disclosure of, and prospective residents' acknowledgement of, the nature and extent of the existing non-residential uses in the area of the project site.
 - b. Provisions for the disclosure of, and prospective residents' acknowledgement of, the presence and effect of the nearby County wastewater treatment facility.
 - c. Provisions providing that unfilled or continuing duties of the developer shall be assumed by the Homeowner's Association.

The CCRs will establish guidelines for election of a Board of Directors and all permitted and prohibited use of common areas and individual units.

2. The Board of Directors will meet no less than two times each calendar year and the entire Homeowners Association will meet no less than once every calendar year as established by the CCRs.
3. The CCRs will contain guidelines for citations and penalties to be enforced in the event of violations of the CCRs.
4. In addition to the gated entrance and perimeter of the residential community, the

Homeowners' Association will establish a neighborhood/community watch committee to be selected or elected annually.

5. The Homeowners' Association will hire a gardener and prepare a list of approved repair and maintenance companies for services such as plumbing, electrical, etc. All repairs or maintenance to common space or exterior spaces will be performed by one of the approved companies.
6. Residents will be responsible for the maintenance and upkeep of their individual unit. The CCRs shall contain property maintenance standards and any violation of maintenance of lawn or other landscaping or visual features will be subject to penalty by the Homeowners' Association. In addition, consistent with applicable state laws, the Homeowners' Association will maintain adequate funds to ensure proper maintenance of the developments streets, lighting, landscaping and other common improvements.

2.4.4 Control of Potential Public Nuisances

The following standards apply in particular to Monterey Pines Specific Plan.

2.4.4.1 Noise

Residential uses and any other adjacent noise-sensitive uses shall be protected from noise by adhering to noise standards set forth in the Carson General Plan and any applicable adopted Noise Ordinance. Any uses not in compliance with those standards will be subject to the City of Carson enforcement procedures. In addition, the use will be required to mitigate noise, or show substantial progress of noise mitigation, to an acceptable level within 3 months for mechanical-related equipment and within one (1) month for nonmechanical equipment from the time of written citation from the City of Carson.

2.4.4.2 Smoke and Particulates

Visible emissions of smoke that exceed Ringlemann No. 1 on the Ringlemann Chart of the U.S. Bureau of Mines will not be permitted, except for exhausts emitted by motor vehicles or other transportation facilities. This requirement shall also be applicable to the disposal of trash and waste materials. Windborne dust, dirt, fly ash, airborne solids, sprays and mists (except for water vapor) originating from any use will not be permitted.

2.4.4.3 Toxic or Noxious Matter

Toxic gases or noxious matter that can cause any damage to health, animals, vegetation or other forms of property, or that cause any excessive soiling beyond the project site boundaries shall not be emitted.

2.4.4.4 Odorous Matter

No residential use shall be permitted to have on-site operations or storage of products emitting offensive odors that are detectable at any point beyond the property lines of that particular lot.

2.4.4.5 Glare or Heat

No residence may produce intense glare or heat discernable to adjacent residential property owners and/or tenants.

2.4.4.6 Liquid and Solid Wastes

Discharge of liquid or solid wastes shall not be permitted (except for permitted discharges to the Los Angeles County Sanitation Districts' sewer lines). In addition, the disposal or dumping of solid wastes shall not be permitted on any parcel within Monterey Pines Specific Plan.

2.4.4.7 Fire and Explosive Hazards

No activities involving the use or storage of combustible, flammable or explosive materials shall be permitted within the Specific Plan boundaries. Burning of waste materials in open fires is prohibited.

2.5 Phasing Plan

Monterey Pines Specific Plan will be developed in four phases; see Figure 11, Illustrative Phasing Plan. These phases will occur sequentially, however there may be some overlap; construction access will be provided through a temporary street access point from Lomita Boulevard (rather than using Neptune Avenue for construction equipment access to the site). Nonetheless, the infrastructure for the development (including the principal water, storm drain, sewers, electrical and gas lines) will be installed during the first phase of development. Final paving of the site's streets will be completed as each phase of residential development is completed. The principal landscaping providing a buffer between the residential and the adjacent non-residential uses will be completed as part of each phase of development of Monterey Pines Specific Plan.

Demolition of the existing uses scheduled to be removed will occur prior to any construction. However during the development of the various phases much of the site preparation and construction activities will occur concurrently. Any required off-site improvements associated with the development of the site will occur concurrently with the construction of the on-site buildings where possible.

Prior to the issuance of building permits for the project, a detailed phasing plan which minimizes the construction impacts to on-site residents, as well as the adjacent neighborhoods, must be submitted to the City of Carson Community Development Department for approval. This phasing plan should address the temporary construction impacts on the following environmental categories:

- Drainage Patterns
- Vehicular Access
- Security
- Traffic and Circulation
- Pedestrian Access
- Public Utilities
- Noise
- Public Health and Safety
- Aesthetics

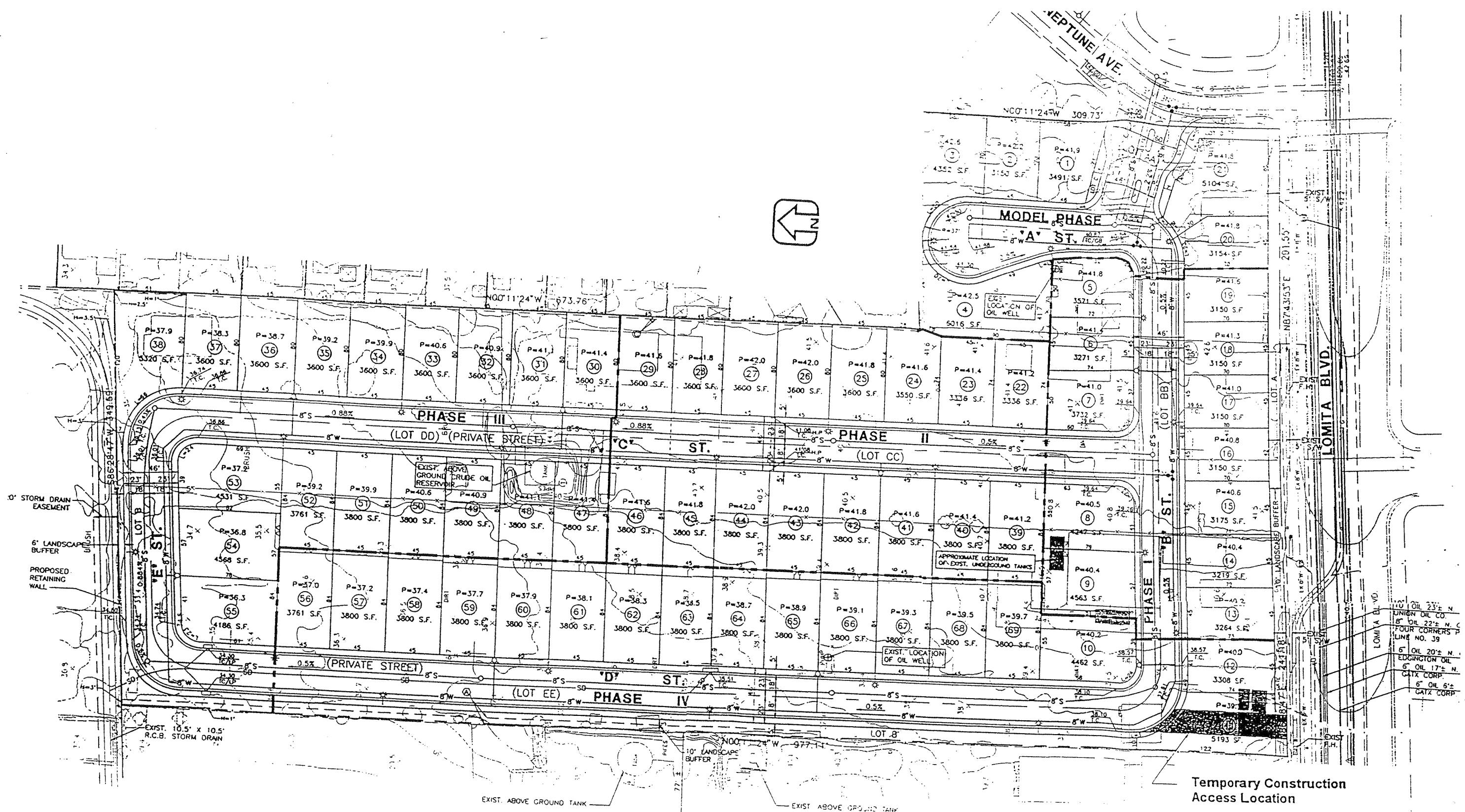


Figure 11
 Illustrative Phasing Plan
 [Redacted]
 Source: The Keith Companies

Chapter 3 Administrative Procedures

The intent of the implementation procedures set forth in this section is to ensure that the development of Monterey Pines Specific Plan is in accordance with the design and development standards contained in this Specific Plan and other applicable City of Carson development and performance standards.

3.1 Relationship of the Specific Plan to the City of Carson General Plan

Monterey Pines Specific Plan is consistent with the goals and policies of the Carson General Plan and is intended to implement each of the general plan elements as they respectively apply to the proposed project. Section 1.5 outlined how the Specific Plan is consistent with the relevant policies of the General Plan. As previously identified, implementation of the Specific Plan will comply with several goals of the General Plan. However, more significantly, the proposed Specific Plan will achieve the City's long-term housing and land use objectives. The Specific Plan will add to the City's affordable housing stock and it will implement the City's above stated goal. Additionally, the proposed project is a private-sector development that will achieve the City's land use and housing objectives without requiring the City's commitment of scarce public funds and resources.

3.2 Development Review Procedures

All phases within Monterey Pines Specific Plan area shall be subject to development review by the City of Carson. The purpose of this review is to ensure that all building designs and site plans are in conformance with the design and development standards contained in Monterey Pines Specific Plan and other applicable City of Carson development and performance standards.

All submittals and approvals shall be coordinated through the Carson Community Development Department. The Department will have the responsibility of determining the types of approvals necessary to bring about the proposed development, alterations, additions, or modifications affecting the project.

All submittals for review shall be in accordance with Community Development Department procedures which may be established by the City of Carson.

3.3 Adoption and Amendment Procedures

Monterey Pines Specific Plan shall be adopted and amended by ordinance of the City of Carson City Council.

3.4 Establishing and Updating CCRs

The Developer will establish the CCRs which will include policies for electing a Board of Directors and amending or updating the CCRs in accordance with and consistent with applicable state laws and City of Carson ordinances.

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APPENDICES

Appendix 5.1 - Projected School Enrollment

Projected School Enrollment Resulting from Monterey Pines Specific Plan

	Capacity/ Enrollment Data	Broad Elementary School	Wilmington Junior High School	Banning High School
	Current School Capacity	1,400	2,207	3,356
Enrollment	1991 (actual)	1,200	1,805	2,550
	1993 (actual)	1,200	1,820	2,280
	1994	1,218	1,823	2,140
	1995	1,276	1,793	2,154
	1996	1,345	1,731	2,123
	1997	1,392	1,749	2,119
	1998	1,420	1,769	2,097
Project Generated Students	69 single family, medium income homes	69 X 0.5 = 35	69 X .25 = 17	69 X .25 = 17
Projected 1998 Enrollment with Monterey Pines	1998 Plus Project- Generated Students	1,455	1,786	2,114
Cumulative Impacts with Related Projects	1998 (existing plus Monterey Pines plus The Cottages)	1,556	1,836	2,164
Projected 1998 Impact	< Over > or Under Capacity ²	< 156 >	371	1,192

² In addition to the projected student enrollment due to the proposed Village Specific Plan, the schools in the area are also projected to have an increase in enrollment due to other pending residential projects. Specifically, The Cottages Specific Plan (201 single-family homes), located less than a 1/4-mile north of Monterey Pines site at the corner of Sepulveda Blvd. and Main St., is projected to add 100 elementary, 50 junior high school and 50 high school students. Cumulatively, the proposed project and The Cottages will not create an adverse impact on the area's public schools.

Appendix 5.2 - Noise Assessment

Noise Standards

Residential Exterior and Interior Noise Standards: The City of Carson Noise Element specifies that exterior CNEL should not exceed 65 dB for residential locations. In addition, interior CNEL should not exceed 45 dB. These standards are to be applied to transportation noise sources such as roadway traffic, railroad movements and aircraft noise.

Exterior Intrusive Noise Standards: The City of Carson also suggests that the County of Los Angeles Noise Ordinance should be applied to the project to evaluate intrusive noise sources such as pumps, mechanical equipment, truck operations, etc. The noise ordinance standard for a residential zoned property located adjacent to an industrial zoned property are as follows:

- I. Exterior noise level that may not be exceeded for a cumulative period of more than 30 minutes in any hour, L50, is 50 dBA;
- II. Exterior noise level that may not be exceeded for a cumulative period of more than 15 minutes in any hour, L25, is 55 dBA
- III. Exterior noise level that may not be exceeded for a cumulative period of more than 5 minutes in any hour, L8, is 60 dBA
- IV. Exterior noise level that may not be exceeded for a cumulative period of more than one minute in any hour, L2, is 65 dBA
- V. The exterior noise level that may not be exceeded for any period, Lmax, is 70 dBA.

Noise Measurements

Background noise measurements were obtained on March 15, 1995 at the project site. An equivalent sound level (Leq) of 67.6 dBA was measured near the north property line. This was generated by traffic on Lomita Boulevard. At the north property line, an Leq of 53.3 dBA was measured. The predominant source of noise that contributed to this measurement was truck operations at adjacent industrial facilities. At a position along the west property line an average sound level, L50, of 64.3 dBA was measured. This was directly attributed to six oil-well pumps operating simultaneously approximately 50 feet west of the receiver position. Table 1 provides a summary of the measurement data.

Traffic noise measurements represent typical midmorning noise levels. The traffic noise analysis provides the existing and future 24-hour CNEL (Community Noise Equivalent Level) which the City of Carson has adopted as the acceptable criteria. Truck activities at the adjacent industrial sites to the north and west of the project site are not expected to occur after 7 p.m. (based on personal communications with representatives of Transport Express and Sankyu USA). The noise measurements along the site's north property line are also representative of midmorning ambient noise levels. The truck-operations noise analysis provides the estimated noise level for typical truck movements within a 1-hour period. These levels are representative of an average hour of activity between 7 a.m. and 7 p.m. Therefore, additional noise measures are not necessary.

Noise Sources

The predominant sources of noise associated with the project are generated by traffic on Lomita Boulevard, truck operations at adjacent industrial facilities, and mechanical equipment noise from the adjacent property to the west. The following provides a discussion of each noise source:

Traffic/Vehicular Sources: Traffic on Lomita Boulevard currently generates a CNEL as high as 72 dBA along the south property line bordering the arterial. Future traffic will also generate a CNEL of 72 dBA at the same location. The traffic noise currently exceeds the exterior CNEL standard of 65 dBA, and will continue to exceed the standard in the future. The project would generate approximately 69 vehicle movements during the peak traffic hour. The additional vehicles would not generate an increase in the exterior CNEL along the south property line bordering Lomita Boulevard.

Truck Operations: Truck movements within a yard typically generate a Single Event Noise Exposure Level of 81 dBA at a distance of 50 feet. The adjacent industrial facilities located north and west of the project site would not provide information on their number of truck operations; however, observations during the site visit indicate that there were about 30 in a one hour period. Based on this observation, the Leq generated by 30 truck movements would be 60 dBA at a distance of 50 feet. Operations occurring at the Transport Express facility located west of the project site would exceed the intrusive noise standard at the west property line. Operations occurring at the Sankyu USA facility located north of the project site would satisfy the intrusive noise standard. In addition, average maximum noise levels generated by truck door slamming and roll-up doors are as high as 90 dBA when measured at a distance of 50 feet. The maximum noise level generated by truck operations at the Transport Express facility would also exceed the intrusive noise standard at the west property line, however; the maximum noise level generated by truck operations at the Sankyu facility would satisfy the maximum noise standard along the north property line.

The truck operations on the adjacent properties to the north and west of the project site will be primarily limited to 7 a.m. to 7 p.m. weekdays; limited truck activities may occur after 7 p.m. The estimated sound level (as described in the preceding paragraph) reflect truck-generated noise levels during the daytime hours. Truck-generated noise levels after 7 p.m. will be less due to fewer truck operations and, therefore, nighttime noise levels from truck-operations are not considered significant.

Mechanical Equipment: The noise measurement showed an L50 of 67.2 dBA generated by the six oil well pumps located approximately 50 feet west of the site's property line. This exceeds the noise criteria of 50 dBA. The owner of the pumps (Xtra Energy) indicated that these pumps operate continuously over a 24-hour period. Since the pumps are a constant noise source, the noise levels at the west property line will be the same any time of day or night. Therefore, only a single noise measurement is necessary since the noise level will not change over any given 24-hour period. In addition, there are two storage tanks located directly adjacent to the west property line. The pumps that serve these tanks operate on

an "as needed" basis without a set schedule. Noise measurements were not obtained of these equipment operations; however, it is estimated that the L50 would be similar to the level generated by the six pumps. The noise generated by the six pumps exceeds the noise ordinance standard of 50 dBA.

Mitigation Measures

In summary, the potential noise impacts on the project site from adjacent land uses related to: (a) mechanical sources (which will result in 24-hour, 7-days a week levels exceeding the City's adopted noise standards); (b) truck operations (which will result in potential noise impacts from 7 a.m. to 7 p.m., weekdays); and (c) vehicular sources.

The following mitigation measures are recommended for compliance with the noise standards:

1. A continuous block wall with a minimum height of 6 feet is required along the future southern residential boundary bordering Lomita Boulevard. The boundary would be located 10 feet north of Lomita Boulevard right-of-way, and adjacent to the landscaped buffer. This wall should extend perpendicular to the property line at the entrance to the project, and along the east and west property line to prevent traffic noise from flanking around the ends of the wall.
2. To mitigate noise generated by the adjacent mechanical equipment operations and truck operations at the Transport Express facility, one of the following mitigation measures is necessary:
 - a) A continuous block wall with a minimum height of 11 feet is required along the west property line; or
 - b) A partial enclosure around and above the 6 oil pumps is required to shield equipment noise from the project site and a continuous block wall with a minimum height of 8 feet is required along the west property line.
3. Residences located adjacent to Lomita Boulevard would require air conditioning and sound rated windows and doors to meet the interior noise standard.

The actual wall heights, wall location, and sound ratings for windows and doors should be determined as part of the final engineering design of the project. With the incorporation of the mitigation measures listed above, noise levels generated by surrounding land uses will be reduced to levels below the City of Carson Noise Element standards.

Appendix 5.3 - Legal Description for Exception

LUEA No. 56-95/ZCC 123-95
Property Description

The description of the site is as follows:

1. Lots 8 and 15, as per map recorded in Book 11, Page 121 of maps in the Office of the County Recorder of County of Los Angeles; and,
2. The east 349 feet of the south 30 acres of Lot "A" of the German Settlement Tract in the City of Carson in the County of Los Angeles, State of California, as per map recorded in Book 11 Page 121 of maps in the Office of the County Recorder of said County. Excepting the west 40 feet thereof conveyed to the County of Los Angeles for road purposes by deed recorded in Book 3734 Page 210 of deeds. Except therefrom all oil, gas, hydrocarbons and minerals in, on and under said land, as reserved in the deed from National Royalties, Inc., a corporation, recorded December 22, 1954, as Instrument No. 1496,

except the following portion:

Being a portion of lot "A" of the German Settlement Tract, in the City of Carson, County of Los Angeles, State of California, as shown on the map filed in book 11, page 121 of maps, in the Office of the County Recorder of said county, said portion being more particularly described as follows:

Commencing at the southeasterly corner of parcel map no. 16013 as shown on the map filed in book 172, pages 79 through 81, inclusive, of maps, in said Office of the County Recorder, said corner being on the easterly line of said lot "A"; thence, along the southerly lone of said parcel map no. 16013, south $86^{\circ} 28' 47''$ west, 238.40 feet to the point of beginning;

Thence, traversing the interior of said lot "A", the following seven (7) courses:

- 1) south $00^{\circ} 11' 24''$ east, 52.09 feet;
- 2) south $86^{\circ} 28' 47''$ west, 40.94 feet to the beginning of a curve concave southeasterly, having a radius of 15.00 feet;
- 3) southwesterly, 22.69 feet along said curve, through a central angle of $86^{\circ} 40' 11''$;
- 4) south $00^{\circ} 11' 24''$ east, 765.19 feet;
- 5) south $69^{\circ} 24' 03''$ west, 48.75 feet;
- 6) south $89^{\circ} 48' 36''$ west, 1031 feet to the westerly line of instrument no. 87-1826292, of official records in said office of the county recorder; and
- 7) along said westerly line, north $00^{\circ} 11' 24''$ west, 845.17 feet to the southerly line of said parcel map no. 16013;

Thence, along said southerly line, north $86^{\circ} 28' 47''$ east, 111.19 feet to the point of beginning, containing, 1.146 acres, more or less.

Appendix 5.4 - Conditions of Approval

RECORDING REQUESTED BY AND MAIL TO:

COMMUNITY DEVELOPMENT DEPT.
CITY OF CARSON
701 E. CARSON STREET
CARSON, CA 90745

Space above this line for Recorder's use _____

NOTICE
Of Conditions of Approval
Of Discretionary Permits

The Community Development Department of the City of Carson hereby gives notice that the Conditions of Approval attached hereto and incorporated herein by reference, of the discretionary permit(s) set forth below govern the use and/or development of the property identified and described below.

Permit No.	Description	Date Granted	Expires
VTTM No. 52027	Vesting Tentative Tract Map for the creation of 69 single family residential lots consistent with Specific Plan No. 6-95 on a 9.13 acre site.	June 27, 1995	n/a

Address: 241-259 & 319 E. Lomita Blvd., Carson, CA

Property Owner: Comstock, Crosser & Associates
321 12th Street
Manhattan Beach, CA 90266

Legal Description:

See attached Exhibit "A" of the Resolution

The attached Conditions of Approval shall be enforced until otherwise released by the authority of the relevant agency of the City of Carson or until such time as the Municipal Code of the City of Carson unconditionally permits the release of this Notice.

This is to certify that this is a full,
true and correct copy of the original
recorded in the office of the County
Recorder of Los Angeles County on

August 31, 1995
as Document No. 95-1427839
CHICAGO TITLE

BY [Signature]
Title Officer

By: [Signature: James Campbell]
Title: Assistant Planner
Date: August 1, 1995

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

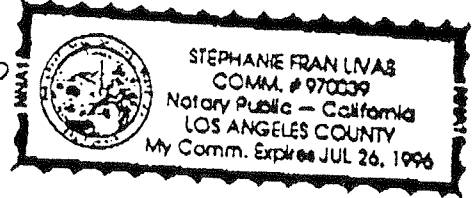
On August 1, 1995, before me, Stephanie F. Livas, personally appeared James Campbell, personally known to me ~~in person~~ ~~on the basis of satisfactory evidence~~ to be the person whose name is subscribed to the within instrument and acknowledged to me that ~~she~~ executed the same in ~~her~~ authorized capacity, and that by ~~her~~ ^{means} signature on the instrument the person is the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Stephanie Fran Livas

RE: Vesting Tentative Tract Map No. 52027



Community Development Department
City of Carson
Patrick Brown
Community Development Director
(310) 952-1761

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 95-1585

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF CARSON GRANTING
VESTING TENTATIVE TRACT MAP NO. 52027

THE PLANNING COMMISSION OF THE CITY OF CARSON HEREBY FINDS,
RESOLVES AND ORDERS AS FOLLOWS:

Section 1. An application was duly filed by the applicants, Comstock, Crosser and Associates with respect to real property located at the northwest corner of Lomita Boulevard and Neptune Avenue (241-259 & 319 E. Lomita Boulevard) and described in Exhibit "A" attached hereto. The application requests the approval of Vesting Tentative Tract Map No. 52027 for the subdivision of two parcels totaling 9.15 acres of land into 69 individual single-family residential lots and 13 common lots.

Section 2. A public hearing was duly held on June 27, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. The Planning Commission finds that:

a) The proposed vesting tentative map for the use and development of a 69 unit single family residential project is consistent with the General Plan designation of the property for Low Density Residential, as approved by the Carson City Council on June 20, 1995. The maximum density allowed under this designation is 8 units per acre. The proposed project is 69 units on a 9.15 acre site with the resulting density of 7.54 units per acre. Specific Plan No. 6-95, which when effective will govern the subject property, allows for the development of 69 unit common interest residential project. The proposed subdivision is consistent with Specific Plan No. 6-95 in all respects.

b) The site is adequate in size, shape, topography, location, utilities and other factors to accommodate the proposed use. The 9.15 acre site is relatively flat and is served by a major highway and adequate utilities are available to serve a 69 single family unit residential project.

c) The tentative map is consistent with the Circulation Element of the General Plan in that the subdivision provides vehicular access directly from Neptune Avenue which is a fully improved local residential street without creating any significant traffic or safety problems. The private internal circulation system is adequate to serve the residents of the project.

d) The design of the subdivision and its proposed improvements will not cause serious public health problems as the required fire fighting facilities will have adequate water supply and the required sewage system will be provided to adequately meet the needs of the proposed subdivision.

e) A Negative Declaration prepared in accordance with the California Environmental Quality Act was adopted by the Carson City Council on June 20, 1995 at a duly noticed public hearing. Although the design and of the subdivision and its proposed improvements could have a significant effect on the environment, there will not be a significant effect in this case due to specific mitigation measures incorporated into the project which are identified in the Negative Declaration.

Section 4. Based on the aforementioned findings, the Commission hereby approves said project with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

Section 5. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 6. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 27th DAY OF JUNE, 1995.



CHAIRMAN

ATTEST:



SECRETARY

EXHIBIT "A"

**Legal Description
for Vesting Tentative Tract Map No. 52027**

1. Lots 8 and 15, as per map recorded in Book 11, Page 121 of maps in the Office of the County Recorder of County of Los Angeles; and,
2. The east 349 feet of the south 30 acres of Lot "A" of the German Settlement Tract in the City of Carson in the County of Los Angeles, State of California, as per map recorded in Book 11 Page 121 of maps in the Office of the County Recorder of said County. Excepting the west 40 feet thereof conveyed to the County of Los Angeles for road purposes by deed recorded in Book 3734 Page 210 of deeds. Except therefrom all oil, gas, hydrocarbons and minerals in, on and under said land, as reserved in the deed from National Royalties, Inc., a corporation, recorded December 22, 1954, as Instrument No. 1496.

CITY OF CARSON
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
VESTING TENTATIVE TRACT MAP NO. 52027

LOS ANGELES COUNTY FIRE DEPARTMENT

1. Provide water mains, fire hydrants, and fire flows as required by County Forester and Fire Warden for all land shown on the map to be recorded.
2. Provide Fire Department and City approved street signs and building address numbers prior to occupancy.
3. Fire Department access shall be extended to within 150 feet distance of any portion of structure to be built.
4. Access shall comply with Section 10.207 of the Fire Code which requires all weather access. All weather access may require paving.
5. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
6. The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
7. Fire hydrant requirements include the installation public and private on-site fire hydrants to the satisfaction of the Los Angeles County Fire Department in locations indicated on a map on file with the Department.
8. All hydrants shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All hydrants shall be installed a minimum of 25' from a structure or protected by a two hour fire wall. Location as per map on file with this office. Hydrant coverage will be evaluated when site plan for commercial area is received.
9. Access through the designated entrances shall be a minimum of 20 foot wide ingress and 15 foot wide egress where access is divided.

LOS ANGELES COUNTY LAND DEVELOPMENT DIVISION

10. A drainage concept and soils report shall be completed and approved prior to final approval of the final map and to the issuance of any building or grading permits. The drainage concept shall include information on hydrology (including offsite tributary areas), line identification of all proposed drainage facilities, location, size and hydraulic capacities of existing drainage and flood control structures, slopes for proposed streets and any applicable notes.
11. 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 City 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.
12. Relocate or quitclaim all easements interfering with buildings or structure locations to the satisfaction of the City.
13. A final map prepared by, or under the direction of, a registered civil engineer or licensed land surveyor must be processed through the Los Angeles County department of Public Works prior to being filed with the County Recorder.
14. 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 County Recorder. 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.
15. 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.
16. If signatures of record title interest 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 County Recorder.
17. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with the City Engineer.
18. The subdivider shall submit an area study to the City Engineer to determine whether capacity is available in the sewerage system to be used as the outlet for the sewers in this land division. If the system is found to have insufficient capacity, the problem must be resolved to the satisfaction of the Los Angeles County Department of Public Works.
19. The subdivider shall send a print of the land division map to the County Sanitation District, with a request for annexation. Such annexation must be secured in writing.

20. Easements are tentatively required, subject to review by the City Engineer to determine the final locations and requirements.
21. A water system with appurtenant facilities to serve all lots in the land division must be provided. The system shall include fire hydrants of the type and location as determined by the Forester and Fire Warden. The water mains shall be sized to accommodate the total domestic and fire flows. Easements shall be granted to the City, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all water supply systems constructed for this land division to the satisfaction of the City Engineer.
22. There shall be filed with the City Engineer and Los Angeles County Department of Public Works, a statement from the water purveyor indicating that the water system shall be operated by the purveyor and that under normal operating conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot/parcel.

CITY OF CARSON ENGINEERING SERVICES DEPARTMENT

23. Full standard street improvements where missing, damaged, or otherwise required, shall be designed and constructed along Lomita Boulevard and Neptune Avenue. Said improvements shall consist of curb, gutter, sidewalk, street trees, street lights, street name signs, and wheel chair ramps. Additionally, existing unused driveways shall be closed by the installation of standard street improvements.
24. The traffic signal system at Lomita Boulevard and Neptune Avenue shall be replaced or modified as necessary and any other improvements identified by the approved traffic study shall be completed.
25. The subdivider shall pay a landscaped median fee of \$49 per linear foot of frontage along Lomita Boulevard.
26. Interior streets shall be provided with standard wheelchair ramps.
27. Prior to final approval, the subdivider shall enter into an agreement with the City franchised cable operator to permit the installation of cable in a common utility trench.
28. All offsite and onsite infrastructure shall be included with phase 1. Offsite infrastructure shall include those items in Condition Nos. 24 and 25 above, plus offsite sewer, storm drain, and water connections. Onsite infrastructure shall include sewer, water, storm drain, utilities, curb, gutter, sidewalk, street lights, street name signs and paving (except that the last lift of paving may be deferred to a phase by phase sequence). At the conclusion of each phase, and prior to proceeding to the next approved phase of construction, the final lift of street paving shall be completed.
29. The private interior streets shall be designed to minimum City Standards.

CITY OF CARSON - COMMUNITY DEVELOPMENT DEPARTMENT

30. Each extension of this map, provided for in the Subdivision Ordinance, must be accompanied by an extension of Specific Plan No. 6-95. All extensions must be secured from the Planning Commission prior to expiration of this map.

31. The applicant shall comply with all city, county, state and federal laws and regulations applicable to this land division.
32. Postal delivery receptacles shall be located behind the sidewalk and installed in groups to serve two or more residential units unless otherwise approved by the Director.
33. The applicant shall submit two sets of landscaping and irrigation plans drawn, stamped, and signed by a licensed landscape architect for common area landscaping. Such plans are to be approved by the Community Development Department prior to the issuance of any building permit. The landscape and irrigation plans are to cover all common landscape areas and front yard setback areas and shall include, but are not limited to:
 - a) Vine-like landscaping along perimeter walls;
 - b) A minimum of one thirty inch box specimen tree per residential lot to be located in the property front yard setback area of each residential property. Thirty inch specimen tree(s) may be allocated to common areas subject to the approval of the Community Development Department provided that each residential property is provided with adequate front yard landscaping.
 - c) Annual flowers wherever possible; and
 - d) Irrigation system for the common areas shall be designed to commercial grade standards.
34. Each residence shall have an individual irrigation system with an automatic controller designed to residential standards.
35. The landscape plan shall incorporate mature specimen trees within the landscape area along Lomita Boulevard, Neptune Avenue and within the interior common areas inside the west and north property lines. The purpose of these trees is to provide enhanced visual screening between the adjacent land uses. Specific attention shall be made to provide and locate tall trees to screen adjacent structures that are higher than the perimeter walls. A reasonable effort shall be made to save all mature trees throughout the site.
36. The landscape and irrigation plans shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
37. Landscaping shall be provided with a permanently installed, automatic irrigation system and operated by an electrically-timed controller station set for early morning or late evening irrigation.
38. Covenants, Conditions and Restrictions (CC&Rs) shall be prepared by the applicant and shall be submitted to the Community Development Department for transmittal to the City Attorney for review and approval as to form and content. The CC&Rs shall contain statements that the project will be in compliance with city, county and state regulations and that the project will be architecturally compatible with the surrounding neighborhood. The CC&Rs shall incorporate a disclosure statement related to surrounding industrial land

uses. This disclosure statement shall describe the hours of operation and potential nuisance issues from all surrounding industrial land uses and their proximity to the subject property. Prior to submittal of the CC&Rs to the Department, the applicant shall distribute the draft disclosure statement and receive input upon the content of said disclosure statement from all industrial property owners and tenants within 500 feet of the subject property, Fletcher Oil & Refining Company, and the Los Angeles County Sanitation Districts. All Conditions of Approval shall be included within the CC&Rs. No changes to the approved CC&Rs shall be made without the City's consent. The CC&Rs shall be recorded concurrently with the map unless otherwise authorized by the Director.

39. Conditions not required to be fulfilled prior to, or shown on the final map, shall be stated on a separate document to be recorded with the final map.
40. The recorded map shall conform to the tentative map and to the Conditions of Approval. Two copies of the finally recorded map shall be submitted to the Community Development Department.
41. This tentative map is contingent upon the adoption of Zone Change Case No. 123-95 and Specific Plan No. 6-95. In the event that Zone Change Case No. 123-95 and Specific Plan No. 6-95 are not implemented, This tentative tract map shall be null and void. This tentative map shall be recorded with the County Recorder within two years of the date of final approval by the City of Carson.

**
Disregard#2.

Within forty-eight hours of approval of the subject project, the applicant shall deliver to the Community Development Department a cashier's check or money order payable to the County Clerk in the amount of \$25.00 (twenty-five dollars) pursuant to AB 3185, Chapter 1706, Statutes of 1990, to enable the City to file the Notice of Determination required under Public Resources Code Section 21152 and 14 Cal. Code of Regulations 15075. If within such forty-eight hour period the applicant has not delivered to the Community Development Department the above-noted cashier's check or money order, the approval for the project granted herein may be considered automatically null and void.

**
Disregard#3.

In addition, should the Department of Fish and Game reject the Certificate of Fee Exemption filed with the Notice of Determination and require payment of fees, the applicant shall deliver to the Community Development Department, within forty-eight hours of notification, a cashier's check or money order payable to the County Clerk in the amount of \$1,250 (one thousand two hundred fifty dollars) pursuant to AB 3158, Chapter 1706, Statutes of 1990. If this fee is imposed, the subject project shall not be operative, vested or final unless and until the fee is paid.

44. Minor lot line adjustments may be made to the satisfaction of the Community Development Director and Engineering Services Director prior to the final approval of the map by the City Council.

45. No lot on the final map shall have less area, width, or depth than that required by the Specific Plan and subdivision regulations in effect at the time of approval.
46. All private street names shall be reviewed and approved by the Community Development Director prior to approval of the final map. The approved street names shall be labeled on the final map.

BUILDING AND SAFETY

47. A building permit may be issued prior to the recordation of the final map provided that the soil report and drainage concept are approved and acknowledgment that any reliance on such permit shall not result in any vested right to complete the improvements except as provided in Government Code Sections 66498.1 et. seq. The applicant shall execute an acknowledgment of acceptance of the above fact.
48. All existing structures shall be demolished prior to the issuance of building permits and/or recordation of the final map.

UTILITIES

49. Public utility easements shall be provided in the locations as required by all utility companies with easements free and clear of obstructions, and electrical utilities shall be installed underground.
50. The subdivider shall remove at his own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.

SUBDIVISION DIRECTIONAL SIGNS

51. The applicant shall comply with the requirement for subdivision signs as provided for in Section 9128.33 of the Zoning Ordinance.

CITY OF CARSON - RECREATION AND COMMUNITY SERVICES

52. A park dedication fee shall be assessed in the total amount of \$203,550 and shall be paid prior to the recordation of the final map. The applicant shall notify the Recreation and Community Services Department when the fee is paid.

52027PR.DOC

** Conditions 42 and 43-County Clerk has advised the City of Carson that they will no longer collect fees for the Department of Fish & Game. This includes the \$25.00 Administration fee. (As of July, 1995)

**AGREEMENT ACCEPTING CONDITIONS
OF CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 95-1585**

For and in consideration of the grant by the City of Carson of Vesting Tentative Tract Map No. 52027, the undersigned, Bob Constock **ROBERT CONSTOCK** (es) hereby agree to all conditions set forth in Planning Commission Resolution No 95-1585, approved and adopted by the Planning Commission of the City of Carson on June 27, 1995, with respect to real property owned by the undersigned and described in Exhibit "A" of the attached said Planning Commission Resolution.

This agreement shall run with the land and shall bind upon Declarant, its successors and assigns, and any future owners, encumbrancers and their successors or assigns, and shall continue in effect until otherwise released by the authority of the relevant agency of the City of Carson or until such time as the Municipal Code of the City of Carson unconditionally permits the release of this Agreement.

Dated this 16th day of August, 1995

By: *Bob Constock*

STATE OF _____

COUNTY OF _____

On _____ before me, the undersigned, a Notary Public in and for said State, personally appeared _____ known to me to be the person whose name _____ subscribed to the within instrument and acknowledged that _____ executed the same.

WITNESS my hand and official seal.

Signature _____

Name (typed or printed)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No 5907

State of California

County of Los Angeles

On August 16, 1995 before me, Lori K Sack Notary Public
DATE NAME, TITLE OF OFFICER - E.G. JANE DOE, NOTARY PUBLIC

personally appeared Robert Comstock
NAME(S) OF SIGNER(S)

personally known to me - ~~OR -~~ ~~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.



WITNESS my hand and official seal.

Lori K. Sack
SIGNATURE OF NOTARY

OPTIONAL

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

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE OFFICER
- _____ TITLE(S)
- PARTNER(S) LIMITED
- ATTORNEY-IN-FACT GENERAL
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Agreement Accepting Conditions
TITLE OR TYPE OF DOCUMENT
of City of Carson Planning Commission

NUMBER OF PAGES

8/16/95

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

ACKNOWLEDGMENT

I (we), Comstock, Crosser & Assoc., do hereby acknowledge that I (we) am (are) ~~the owner(s)~~ of the ~~real property~~ identified and described on the ~~reverse of this page~~ and located in the City of Carson, County of Los Angeles; that I (we) do agree to comply with the Conditions of Approval of the discretionary permit(s) set forth on first page; and that I (we) do agree to the recordation of this Notice in the Office of the County Recorder of the County of Los Angeles.

in Exhibit A of the attached Planning Commission Resolution No. 95-1585,

Comstock, Crosser & Associates

By: [Signature]
Robert W. Comstock

under contract to purchase the property

STATE OF _____
COUNTY OF _____

On _____ before me, the undersigned, a Notary Public in and for said State, personally appeared _____ known to me to be the person _____ whose name _____ subscribed to the within instrument and acknowledged that _____ executed the same.

WITNESS my hand and official seal,

Signature _____
Name (typed or printed)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No 5907

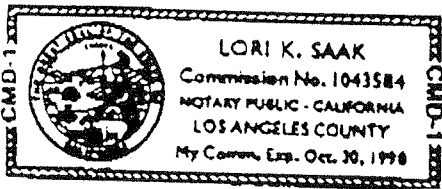
State of California

County of Los Angeles

On August 16, 1995 before me, Lori K. Saak Notary Public
DATE NAME, TITLE OF OFFICER, E.G., JANE DOE, NOTARY PUBLIC

personally appeared Robert Cornstock
NAME(S) OF SIGNER(S)

personally known to me - ~~OR~~ ~~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.



WITNESS my hand and official seal.

Lori K. Saak
SIGNATURE OF NOTARY

OPTIONAL

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

CAPACITY CLAIMED BY SIGNER

INDIVIDUAL
 CORPORATE OFFICER
TITLE(S)

PARTNER(S) LIMITED
 GENERAL

ATTORNEY-IN-FACT
 TRUSTEE(S)
 GUARDIAN/CONSERVATOR
 OTHER:

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Acknowledgment
TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE