

Final
Specific Plan
M.G. - 6/1/97

AKA

SEA COUNTRY HOMES

***Cambria Pines
Final Specific Plan***

*(Villages of Brighton
and Strathmore)*

LIBRARY COPY

Adopted by the City of Carson City Council
November 18, 1997
Ordinance No. 97-1124
Specific Plan No. 7-97

City of Carson
Community Development Department
Carson, California

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**Adopting Resolutions by the Planning Commission
and the City Council of the City of Carson**

CITY OF CARSON
PLANNING COMMISSION

RESOLUTION NO. 97-1692

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING TO THE CITY COUNCIL APPROVAL OF PROPOSED ORDINANCE NO. 97- , AN ORDINANCE OF THE CITY OF CARSON ADOPTING THE CAMBRIA PINES SPECIFIC PLAN (SPECIFIC PLAN NO. 7-97)

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

Section 1. An application was duly filed by the applicant, Comstock Crosser and Associates, with respect to real property located at 250 W. 228th Street and described in Exhibit "A" attached hereto, requesting the approval of a Specific Plan for a residential gated development consisting of 20.7 acres for 162 single-family homes, and seeking approval of proposed Ordinance No. 97- , an Ordinance of the City of Carson adopting the Cambria Pines Specific Plan (Specific Plan No. 7-97).

Section 2. Public hearings were duly held on September 23, 1997 and October 14, 1997, at 6:30 P.M. at the City Hall, Council Chambers, 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 aforesaid meeting.

Section 3. Based on the findings presented in the proposed Ordinance, attached as Exhibit "B", the Commission hereby recommends to the City Council approval of the proposed Ordinance with respect to the property described in Section 1 hereof, subject to the recommended findings and the conditions set forth in the Ordinance.

Section 4. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 5. 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 14TH DAY OF OCTOBER, 1997

Chairman Cannon
CHAIRMAN *DB*

ATTEST:


SECRETARY

Supplemental Information for Request for Hearing
(page 7 of application)

Legal Description

The legal description of the proposed project site is as follows:

The land referred to herein is situated in the County of Los Angeles, State of California, and is described as follows:

That portion of Lots 8 and 9 of the 750 acre tract of Maria Machado de Rocha, in the Rancho San Pedro, in the City of Carson, as per map recorded in Book 6, Page 161 of miscellaneous records, in the Office of the County Recorder of said County, described as follows:

Commencing at a point in the north line of said Lot 9 and its intersection with the centerline of the 80 foot strip of land conveyed to the County of Los Angeles for road purposes, by deed recorded in Book 3734, page 214 of deeds, in the Office of the County Recorder of said County; thence, north 89°39'45" west 100.0 feet to the true point of beginning; thence, south 0°20'15" west 13.5 feet; thence, south 89°39'45" east 33.0 feet to the beginning of a tangent curve concave to the southwest, having a radius of 17.0 feet; thence, southeasterly along said curve 26.75 feet; thence, south 0°29'00" west 237.58 feet along a line parallel to the centerline of Main Street to the northerly boundary line of Tract 27087, as per map recorded in said County; thence, along the boundary line of said tract, north 89°39'25" west 621.0 feet, south 0°29'00" west 351.0 feet, south 89°39'45" east 11.0 feet and south 0°29'00" west 100.0 feet to the northerly boundary line of Tract 28346, as per map recorded in the Book 764, pages 1 to 4, inclusive of maps; thence, along the boundary lines of said tract, north 89°39'45" west 147.0 feet and south 0°20'00" west 10.95 feet; thence, continuing along said boundary lines and its prolongation north 89°39'45" west 872.33 feet to the easterly boundary line of Tract 28802, as per map recorded in Book 767, pages 16 to 18, inclusive of maps, in the Office of the County Recorder of said County; thence, along said boundary line north 0°30'29" east 716.50 feet; thence, south 89°39'45" east 120.0 feet; thence, north 0°20'15" east 13.5 feet; thence south 89°39'45" east 1463.42 feet, more or less, to the terminus of this description at the true point of beginning.

Said land being a portion of parcel 1 as shown on record of survey filed in Book 83, Page 22 of record of surveys, in the Office of the County Recorder of said County.

ORDINANCE NO. 97-1124

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF CARSON ADOPTING THE
CAMBRIA PINES SPECIFIC PLAN
(SPECIFIC PLAN NO. 7-97)

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

Section 1. An application was duly filed by the applicant, Comstock Crosser and Associates, with respect to real property located at 250 W. 228th Street and described in Exhibit "A" attached hereto, requesting approval of the Cambria Pines Specific Plan (Specific Plan No. 7-97), pursuant to California Government Code Sections 65450 through 65457, for the development of a 20.7 acre site to be known as "The Cambria Pines" development proposal. The Project is proposed to consist of 162 single-family homes, and specific lots designated for open space, in a gated community. The applicant has also requested to change the zone designation of the subject property from MH-D (Manufacturing Heavy- Design Overlay Review) to RS (Residential Single-Family) and to change the land use designation in the General Plan from Heavy Industrial to Low Density Residential. The Project site is generally bounded by residential uses and a church to the north, residential uses and Main Street to the east, and residential units to the south and west.

Section 2. An Initial Study was completed for the Project by the Community Development Department, 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. No substantial evidence has been presented that the project will create a significant physical impact on the environment.

Section 3. The Planning Commission conducted duly noticed public hearings on the Cambria Pines Specific Plan (Specific Plan No. 7-97) on September 23, 1997 and October 14, 1997 at 6:30 p.m. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. Notice of the time, place and purpose of the aforesaid meeting 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. 7-97.

Section 4. The City Council conducted a duly noticed public hearing on Specific Plan No. 7-97 on November 4, 1997 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 6. The City Council finds that the proposed use will not have a significant effect on the environment as indicated in the Initial Study and Mitigated Negative Declaration prepared for this project. Mitigation Measures have been incorporated into the project and are noted in the attached Specific Plan, environmental initial study and conditions of approval. The City Council has reviewed and considered those documents prior to acting on Specific Plan No. 7-97 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 Cambria Pines Specific Plan (Specific Plan No. 7-97), the City Council finds:

a) The Cambria Pines Specific Plan (Specific Plan No. 7-97), dated April, 1997, 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 the incorporation of the conditions attached to this Ordinance as "Exhibit 'B', Conditions of Approval, Specific Plan No. 7-97", Specific Plan No. 7-97 ("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

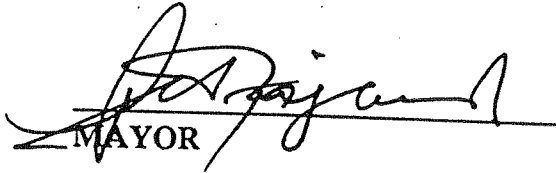
v) A statement of the relationship of the Specific Plan to the General Plan.

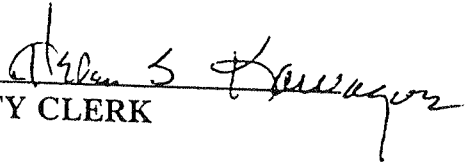
Section 8. Based on the aforementioned findings, the City Council hereby adopts Specific Plan No. 7-97 for the property described in Exhibit "A" attached hereto, subject to the Conditions of Approval set forth in Exhibit "B" attached hereto.

Section 9. 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 18TH DAY OF NOVEMBER 1997.

ATTEST:


MAYOR


CITY CLERK

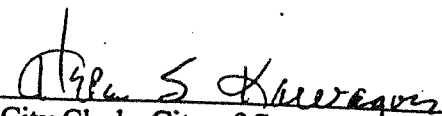
APPROVED AS TO FORM:


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 ordinance, being Ordinance No. 97-1124, passed first reading on November 4, 1997, was duly and regularly adopted by the City Council of said City at a regular meeting of said Council, duly and regularly held on November 18, 1997, and that the same was passed and adopted by the following roll call vote:

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


City Clerk, City of Carson, California

Supplemental Information for Request for Hearing
(page 7 of application)

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Said land being a portion of parcel 1 as shown on record of survey filed in Book 83, Page 22 of record of surveys, in the Office of the County Recorder of said County.

CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
EXHIBIT "B-2"
CONDITIONS OF APPROVAL
SPECIFIC PLAN NO. 7-97

LOS ANGELES COUNTY UNIFIED SCHOOL DISTRICT

1. LAUSD Transportation Branch must be contacted regarding the potential impact, if any, upon the existing school bus routes.
2. Contractors must guarantee that safe and convenient pedestrian routes to nearby schools are maintained.
3. Contractors must maintain ongoing communication with administrators at impacted school sites providing sufficient notice to forewarn children and parents when currently existing pedestrian routes to schools will be impacted.
4. Appropriate traffic controls (signs and signals) must be installed as needed to ensure pedestrian/vehicular safety.
5. Construction scheduling and haul routes shall be sequenced to minimize conflicts with pedestrians, school buses and cars at the arrival and dismissal times of the school day. Haul trucks are not to be routed past Carson High School except when school is not in session. Construction-related vehicles, including those of workers, may not stage adjacent to Carson High School.
6. Barriers must be constructed as needed to minimize trespassing, vandalism and short-cut attractions and attractive nuisances.
7. Fencing shall be installed to secure construction equipment and to minimize trespassing, vandalism and short-cut attractions.

LOS ANGELES COUNTY SANITATION DISTRICTS

8. A connection fee is required to construct an incremental expansion of the Sewerage System to accommodate the proposed project which will mitigate the impact of the project on the present Sewerage System. Payment of the connection fee shall be required before a permit to connect to the sewer is issued.
9. In order to conform with the South Coast Air Quality Management Plan, all expansions of District Facilities must be sized and service phased in a manner which will be consistent with the Growth Management Plan of the Southern California Association of Government's 1994 Regional Comprehensive Plan and Guide.

UCLA INSTITUTE OF ARCHAEOLOGY

10. The site shall be evaluated for historical significance prior to the removal of tanks. A halt work condition shall be in place in the event that archeological remains are discovered during the removal of tanks and during minimal grading proposed for the site.

LOS ANGELES REGIONAL WATER QUALITY CONTROL BOARD

11. The Regional Water Quality Control Board - Los Angeles Region ("RWQCB") will provide oversight of soil and groundwater assessment and remediation of the subject site.
12. The facility is required to comply with all Regional Board requirements prior to developing the subject site. The Regional Board shall have the responsibility to enforce compliance with all other agency requirements through consultation with those agencies.
13. Cleanup criteria for all contaminants of concern for the subject site shall meet the Regional Board's soil cleanup criteria, suitable for residential development.
14.
 - a. No final subdivision map that creates lots for residential development shall be approved by the City or recorded until the requirements of paragraphs (b) through (d) of this condition have been completed with respect to the entire Parcel No. 1 of Tentative Parcel Map No. 24763, which will be the first portion of the subject property that will be remediated pursuant to the subdivider's Remedial Action Plan (as defined below). In addition, no building permit shall be issued for construction of residential structures on Parcel No. 2 of Tentative Parcel Map No. 24763 (which will be the second portion of the subject property that is remediated pursuant to the subdivider's Remedial Action Plan) until the requirements of paragraphs (b) through (e) of this condition have been completed on the entire second Parcel (Parcel No. 2 of Tentative Parcel Map No. 24763).
 - b. The subdivider shall complete all remedial action for each respective phase and Parcel of the subject property in the manner described in and in accordance with the Remedial Action Plan dated February 25, 1997, or by any further modifications or requirements by the RWQCB (collectively, the "RAP.")
 - c. The City shall receive written verification that all remedial work described in the RAP with respect to such phase of development and Parcel has been completed and verified to the satisfaction of the RWQCB, and the RWQCB shall issue either (i) an unrestricted "No Further Action" letter or (ii) a Certificate of Completion, pursuant to Health & Safety Code § 25264(b), as "Administering Agency", duly designated under Health & Safety Code §§ 25260(a) and 25262, which "No Further Action" letter or Certificate of Completion confirms that the site has been remediated in a manner such that the site and the concentration levels of any contaminants left in place, including

but not limited to hydrocarbons and lead, pose no risk to human health or the environment and the site is suitable for residential development and occupancy without limitation or restriction.

- d. In the event that the RWQCB is not officially designated and does not thereafter act as the "Administering Agency", pursuant to Health & Safety Code § 25264(b), a health and environmental risk assessment shall be performed by one or more independent environmental consultants, who will be retained by the City at the subdivider's expense, following the completion and verification of the remediation, and which confirms to the satisfaction of the City that:
- (i) all contaminants of concern with respect to the respective phase of development of this site and Parcel have been adequately characterized and defined, and remediated;
 - (ii) the concentration levels of any contaminants left in place upon completion of the remediation in accordance with the RAP, including but not limited to hydrocarbons and lead, pose no risk to human health or the environment; and
 - (iii) the site is suitable for residential development and occupancy without limitation or restriction; and
 - (iv) To the extent that the remediation action for that portion of the second Parcel (Parcel No. 2 of Tentative Parcel No. 24763) has not been completed prior to the approval of a final subdivision map on the first Parcel (Parcel No. 1 of Tentative Parcel Map No. 24763), the existing environmental condition of such remaining Parcel and the proposed remaining remedial action for second phase Parcel and the proposed remaining remedial action for second phase of the RAP with respect to such remaining Parcel do not pose a risk to human health or the environment or to potential occupants of that portion of the subject property which is within the first Parcel that has already been fully remediated (Parcel No. 1 of Tentative Parcel Map No. 24763).

CITY OF CARSON COMMUNITY DEVELOPMENT DEPARTMENT

- 15. That the Specific Plan shall run with the land and shall bind upon the applicant, his/her successors and assignees, 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.
- 16. The applicant shall comply with all city, county, state and federal regulations applicable to this project, unless otherwise stated within Specific Plan No. 7-97.
- 17. 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 be subject to revocation, 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 after receipt of written notice.

18. 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 and Specific Plan provisions. Substantial changes will require review by the Planning Commission.
19. The applicant shall file an Affidavit of Acceptance form and submit the document to the Community Development Department within 30 days of receipt of the Planning Commission Resolution.
20. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
21. 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.
22. If Tentative Tract Map No. 52281 and Tentative Parcel Map 24763 are not recorded within the twenty-four months as provided in the Subdivision Ordinance, Specific Plan No. 7-97 and subsequent zone change/general plan amendment shall be declared null and void and new permits must be obtained from the Planning Commission and City Council prior to any extensions on the map before the twenty-four month expiration.
23. 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 Community Development 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, additional environmental documentation to be prepared by the City of Carson and paid for by the applicant or other relevant party.
24. A minimum six (6) foot high decorative block wall shall be located on the 228th Street and Main Street frontage. A minimum six (6) foot high decorative block wall shall also be placed along the perimeter of the property that abuts all residential portions of the Specific Plan. An eight (8) foot high sound wall shall be included at the Main Street elevation. Said walls shall be setback a minimum of eight (8) feet from the residential property line. The area in front of the wall shall include drought tolerant landscaping as approved by the Director of Community Development. Landscape vines shall be utilized at the base of the wall to provide a graffiti deterrent. Such block wall and landscaping shall be paid for by the developer, and subsequently

maintained and incorporated into the project under provisions enumerated by the CC&R's.

25. That the phasing schedule for the development of the 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 or conditions related to the Tentative Tract and Parcel Map. All perimeter landscaping and a new block wall (where applicable) surrounding the residential community on 228th Street and Main Street shall be installed under Phase I or as approved by the Community Development Director.
26. All playground and park equipment improvement plans are subject to the review and approval of the Community Development Director prior to the occupancy of any units.
27. All construction equipment, either fixed or mobile, shall be equipped with properly operating and maintained mufflers. The construction contracts shall require that all equipment and noise mufflers are in proper working order.

PARKING

28. All parking areas and driveways shall remain clear within the established residential areas.
29. 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
30. No designated garage shall be converted to other uses without approval by the Community Development Department. An inspection shall be made by the Homeowners Association 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 of the homeowners association or the City of Carson.
31. Roll up garage doors with automatic garage door openers, including two portable opening devices, are required for each residential unit.

LANDSCAPING/IRRIGATION

32. 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.

33. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
34. 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.
35. Landscaping and irrigation requirements for the proposed Specific Plan shall include, but not be limited to:
 - a. Vine-like landscaping along perimeter walls;
 - b. A minimum of one thirty inch box specimen tree per residential unit to be located in the property front yard setback area of each residential property. The landscape plan shall consider placement of trees close to the sidewalk and/or types of trees with sufficient canopies in order to provide for the appearance of street trees and shading of the sidewalks and streets .
36. All existing oil related equipment, including but not limited to the corner of Main and 228th Streets and the western perimeter along 228th Street, shall be adequately screened from public view and depicted on all landscape plans.
37. When the side yard of a residential lot abuts a private street, a five (5) foot landscape area shall be provided between the Private street and the fence. The Homeowners Association shall assure that said landscape area is maintained at all times.

UTILITIES

38. All new utility lines, other than major transmission lines, shall be placed underground. All aboveground equipment (other than power poles), such as transformers and pedestal terminals, which are visible from an adjacent public street or walkway, shall be within a solid enclosure or otherwise screened from public view unless otherwise provided for in these conditions.
39. All roof mounted equipment and structures shall be screened from public view or incorporated into the design of the structure. All stucco screens and air ducts shall be painted to match the structure.
40. 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.

AESTHETICS

41. Texture treatment (such as rough stucco, stone, brick, etc.) shall be incorporated into all building facades, subject to Community Development Department approval.

42. Individual television and radio antennae shall be prohibited outside any unit. The applicant shall provide either central antennae with connections to each unit via underground or internal wall wiring, or each unit shall be served by a cable antenna service provided by a company licensed to provide such service within the city. Any satellite dishes shall be screened from public view from either the public or private streets.
43. Exterior doors shall include a solid wood core (carved or paneled). Any other proposed materials shall be approved by the Community Development Director prior to building permit approval.
44. The specification of all colors and materials utilized for the newly proposed residential units shall be submitted and approved by the Community Development Department prior to the issuance of any building permits.
45. 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.).

SIGNS

46. Subdivision signs are subject to Section 9128.33 of the Zoning Ordinance.

BUILDING AND SAFETY

47. The applicant shall demolish all existing structures in conformance with the approved Tract and Parcel Maps and Specific Plan prior to the issuance of any occupancy permits.

PUBLIC SAFETY

48. Where practical, surface treatments, accessibility or landscaping strategies should work to deter graffiti. Security lighting, both in common residential areas and in the proposed commercial development should be used as a strategy to deter vandalism.
49. All drains leading to city/county storm drains should be permanently marked by stamped or metal plates "No Dumping - Drains to the Ocean".
50. In support of the City's commitment to AB939, every effort should be made to use recycled materials in the construction of this project.

OTHER

51. The specifications for 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.

52. A document containing Covenants Conditions and Restrictions (CC&R's) shall be reviewed and approved by the City prior to occupancy approval of any housing units. All Conditions of Approval shall be contained within the CC&Rs.
53. A Homeowner's Association shall be established to monitor and regulate all common areas, including, but not limited to landscaping and private streets.
54. High quality postal delivery receptacles shall be provided subject to approval of the Director of Community Development and the Postal Service.
55. The applicant 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 surrounding the proposed 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.
56. 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.
57. Unless otherwise specified, the developer shall be financially responsible for the construction, installation, and maintenance of any item, including but not limited to walls, landscaping, or screening structures required by the specific plan or said conditions of approval.
58. All proposed single family homes shall provide a concrete tile roof, or consistent materials subject to approval of the Community Development Director.
59. The applicant/developer shall abide by all conditions and mitigation measures established in Specific Plan No. 7-97 and within the corresponding Mitigation Monitoring Program.
60. Handicap ramps shall be provided to accommodate disabled persons at all areas where sidewalks meet either public or private streets.
61. Driveway approaches shall be designed to minimize potential problems associated with handicap accessibility.
62. Develop an internal signing and striping plan that will provide clear signage for future residential development.
63. If asbestos is identified in any existing structures, the project applicant shall obtain an Asbestos Abatement Contractor to survey the project site and assess the potential hazard. The project applicant shall contact the SCAQMD and the City of Carson prior to asbestos removal.

64. In order to further reduce any potential PM10 impacts during all construction phases, the developer shall arrange to water active sites at least twice daily and suspend all excavating and grading operations at the project site when wind speeds exceed 25 miles per hour.
65. The developer shall work together with the Los Angeles County Sanitation District or the specific agency involved and take all steps to minimize any negative impacts regarding the rehabilitation and replacement of any and all sewer lines.
66. A minimum 8 foot landscaping setback shall be included for all areas adjacent to Main Street and 228th Street.
67. That parkways with sidewalks and street trees, if possible be incorporated within the project to the satisfaction of the Community Development Director.
68. That the existing two parks designated as Lots AA and BB be changed to Lots 98, 99, 119 and 120 in order to incorporate a centrally located community park..
69. Lots "AA" and "BB", designated open space/park areas within the Specific Plan and Tentative Maps shall be changed to residential lots.
70. All changes to the Specific Plan, including, but not limited to modification in number of units, square footage for open space and cul de sac modifications shall be included in the final maps prior to City Council review and approval.
71. A condition shall be placed within the Covenants, Conditions and Restrictions to allow access for all private roads within Specific Plan 7-97 subject to the request of the City. All private roads shall be considered "public right of ways" for purposes of reviewing maintenance issues related to the Property Maintenance Ordinance and provisions of Specific Plan No. 7-97.
72. Prior to the issuance of building permits for the project, a detailed phasing plan, which minimizes the construction impacts to onsite residents and adjacent neighborhoods, must be submitted to the Community Development Department for approval. Said phasing plan will address temporary construction impacts on drainage patterns, vehicular access, security, traffic/circulation pedestrian access, public utilities, noise, public health and safety as well as aesthetics.
73. Wiring shall be included for each garage to allow the opportunity to utilize electric vehicles.

SPECIFIC PLAN CHANGES

74. Section 2.3.3.4 "Yard Areas and Setbacks" shall be modified to read as follows: " Front Yard - Each lot shall have a front yard with a minimum depth of 15 feet, to the living area; units that provide a porch area may encroach into the 15 feet setback, leaving a minimum setback of 12 feet if approved by the Community Development Director under Section 2.3.3.5. "
75. That the reference to 164 residential units within the entire Specific Plan No. 7-97 document be changed to 162 residential units.

76. Prior to the issuance of any building or grading permit, the subdivider will provide the City with (i) a copy of the Notice of Intent to comply with the current State Construction Activity Storm Water Permit which it has filed with the State Water Resources Control Board; and (ii) a copy of the Storm Water Pollution Prevention Plan for the property, and will otherwise demonstrate compliance with the City's Storm Water Management and Discharge Control Ordinance (Ordinance No. 96-1101; Carson Municipal Code Sections 5800, et seq.), and all other applicable municipal ordinances, and state and federal statutes, regulations, permit conditions and guidelines regarding the control of storm water and urban run-off.
77. All matters set forth herein as Conditions 1 through 76 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.

Mg/SP797pc

CITY OF CARSON

PLANNING COMMISSION

RESOLUTION NO. 97-1693

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF CARSON RECOMMENDING
APPROVAL TO THE CITY COUNCIL OF
GENERAL PLAN LAND USE ELEMENT NO. 59-97
AND
ZONE CHANGE CASE NO. 125-97**

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

Section 1. An application to change the Land Use Element of the General Plan from Heavy Industrial to Low Density Residential (1-8 units max.) and to change the zoning designation for the subject property from MH-D (Manufacturing, Heavy, Design Overlay Review) to RS (Residential, Single-Family) was duly filed by the applicant, Comstock Crosser and Associates, with respect to real property described in Exhibit "A" attached hereto, and requesting approval of General Plan Land Use Element Amendment No. 59-97 and Zone Change Case No. 125-97 for the property located at the southwest corner of Main Street and 228th Street (approximately 250 W. 228th Street).

Section 2. Public hearings were duly held on September 23, 1997 and October 14, 1997, at 6:30 P.M. in the City Hall, Council Chambers, 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. Following the aforesaid public hearings, the Planning Commission announced its decision to recommend approval of the amendment and zone change application.

Section 3. The Planning Commission hereby finds that:

- a) The proposed RS (Residential, Single-Family) zoning designation for the existing 20.7 acre parcel of land is compatible with the single-family character of the surrounding neighborhood and will remove an existing incompatible land use, the Fletcher Oil storage facility. This project is consistent with the Housing Element goal of ensuring that newly constructed residences are compatible with the existing character of the neighborhood and providing housing for a variety of income groups.
- b) The subject property is currently zoned MH-D (Manufacturing Heavy - Design Overlay Review). The existing land use consists of a Fletcher Oil petroleum storage site. The removal of the industrial portion of the use, including the petroleum storage tanks, and cleanup of the soils and groundwater to allow the addition of single-family residential homes will provide further land use compatibility with the existing surrounding single-family residential neighborhoods.

- c) The proposed project is consistent with the Land Use Element goal of protecting residential areas from noise, odor, smoke and excessive traffic. The Fletcher Oil and Refining facility will be subject to California Environmental Protection Agency and Los Angeles Regional Water Quality Control Board requirements for the cleanup of any existing soils and groundwater contamination. A condition of approval has also been included to provide a block wall, landscaping and double paned windows to mitigate any adverse noise impacts from Main Street. A traffic impact report was completed and existing traffic levels were not determined to be excessive.
- d) State Law requires compatibility between land use zoning classifications and the General Plan. Therefore, the Land Use Element for the subject property shall be changed to Low Density Residential (1-8 units max.) to reflect the change to an RS (Residential, Single-Family) zoning designation.
- e) **The high cost of new single family homes requires a large down payment and large monthly payments.** Because most first time home buyers are younger and have smaller incomes, a new single family home is generally unaffordable. Due to the smaller lot design, the projected sales price of the homes will be more affordable than traditional single family homes. This project is consistent with the Land Use Element goal of providing housing for a variety of income groups.
- f) An Initial Study was completed for the Project by the Community Development Department, 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. No substantial evidence has been presented that the project will create a significant physical impact on the environment.

Section 4. Based on the aforementioned findings, the Commission hereby recommends to the City Council that:

- 1). The Land Use Element of the Carson General Plan be amended to change the designation of certain properties as described in Exhibit "A" and as shown in Exhibit "B" attached hereto from Heavy Industrial to Low Density Residential (1-8 units max.).
- 2). The zone of certain properties described in Exhibit "A" and as shown in Exhibit "C" attached hereto be changed from MH-D (Manufacturing, Heavy-Design Overlay Review) to RS (Residential Single-Family).

Section 5. Based on the aforementioned findings, the Commission hereby recommends that the City Council approve Land Use Element Amendment No. 59-97 and Zone Change Case No. 125-97 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto, and recommends adoption of the Mitigated Negative Declaration.

Section 6. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 7. 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 14TH DAY OF OCTOBER 1997


CHAIRMAN

ATTEST:


SECRETARY

Mg/Res5997p

Supplemental Information for Request for Hearing
(page 7 of application)

Legal Description

The legal description of the proposed project site is as follows:

The land referred to herein is situated in the County of Los Angeles, State of California, and is described as follows:

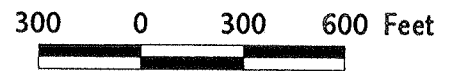
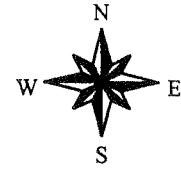
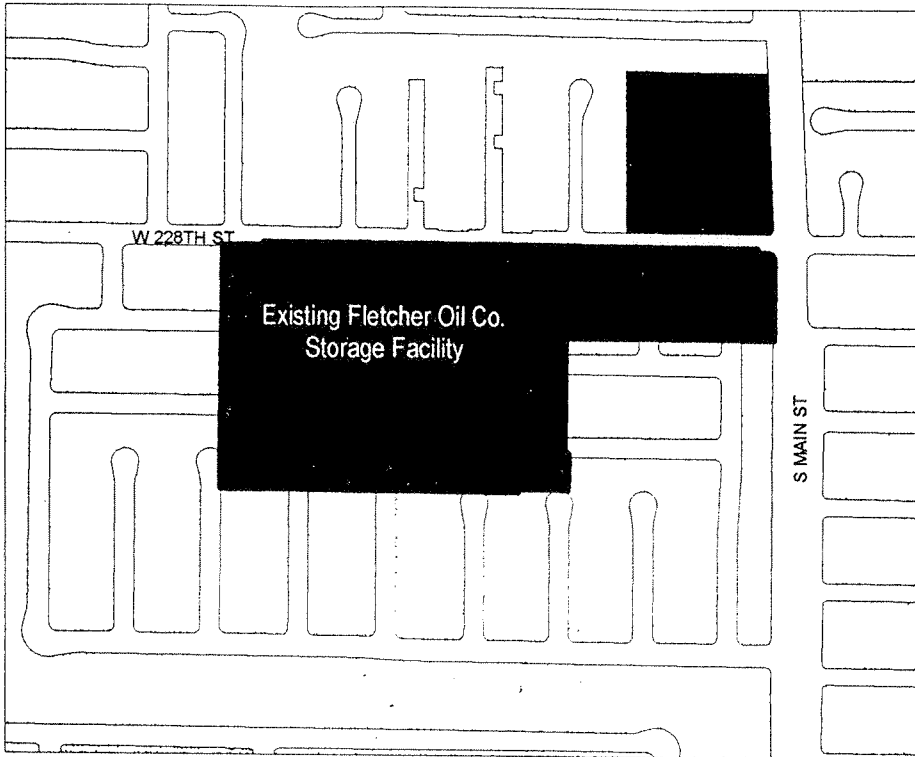
That portion of Lots 8 and 9 of the 750 acre tract of Maria Machado de Rocha, in the Rancho San Pedro, in the City of Carson, as per map recorded in Book 6, Page 161 of miscellaneous records, in the Office of the County Recorder of said County, described as follows:










Commencing at a point in the north line of said Lot 9 and its intersection with the centerline of the 80 foot strip of land conveyed to the County of Los Angeles for road purposes, by deed recorded in Book 3734, page 214 of deeds, in the Office of the County Recorder of said County; thence, north 89°39'45" west 100.0 feet to the true point of beginning; thence, south 0°20'15" west 13.5 feet; thence, south 89°39'45" east 33.0 feet to the beginning of a tangent curve concave to the southwest, having a radius of 17.0 feet; thence, southeasterly along said curve 26.75 feet; thence, south 0°29'00" west 237.58 feet along a line parallel to the centerline of Main Street to the northerly boundary line of Tract 27087, as per map recorded in said County; thence, along the boundary line of said tract, north 89°39'25" west 621.0 feet, south 0°29'00" west 351.0 feet, south 89°39'45" east 11.0 feet and south 0°29'00" west 100.0 feet to the northerly boundary line of Tract 28346, as per map recorded in the Book 764, pages 1 to 4, inclusive of maps; thence, along the boundary lines of said tract, north 89°39'45" west 147.0 feet and south 0°20'00" west 10.95 feet; thence, continuing along said boundary lines and its prolongation north 89°39'45" west 872.33 feet to the easterly boundary line of Tract 28802, as per map recorded in Book 767, pages 16 to 18, inclusive of maps, in the Office of the County Recorder of said County; thence, along said boundary line north 0°30'29" east 716.50 feet; thence, south 89°39'45" east 120.0 feet; thence, north 0°20'15" east 13.5 feet; thence south 89°39'45" east 1463.42 feet, more or less, to the terminus of this description at the true point of beginning.

Said land being a portion of parcel 1 as shown on record of survey filed in Book 83, Page 27 of record of surveys, in the Office of the County Recorder of said County.

**Land Use Element Amendment No. 59-97
 Zone Change Case No. 125-97
 Cambria Pines - Comstock Homes**

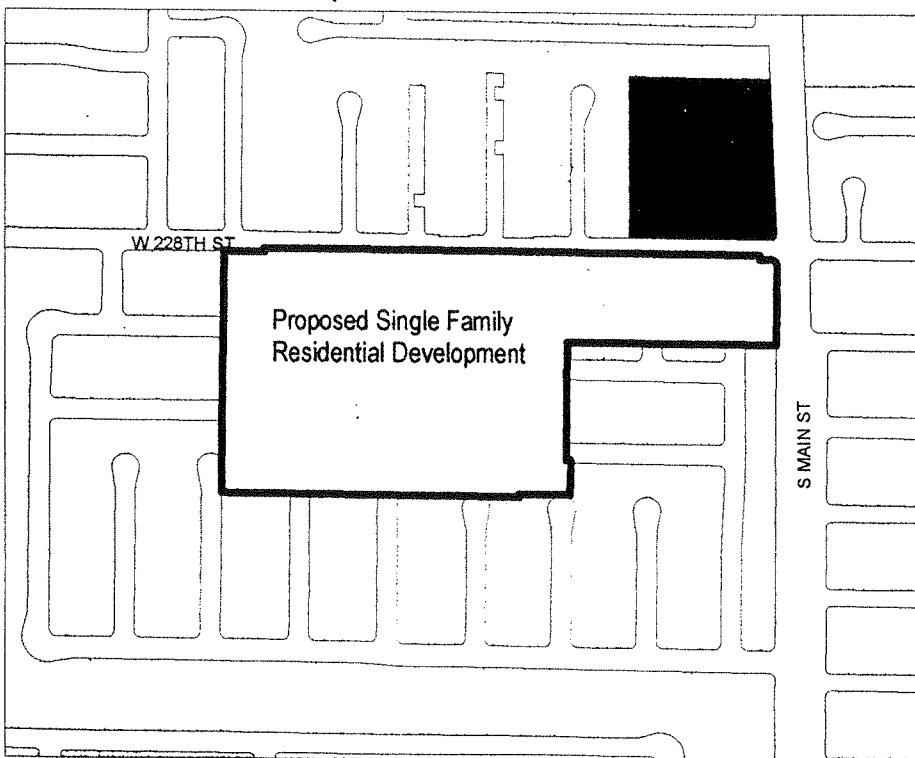
Existing Land Use



	Subject Property
General Plan Land Use Designations	
	LOW DENSITY (1-8 Units Per Acre)
	MEDIUM DENSITY (9-12 Units Per Acre)
	HIGH DENSITY (13-25 Units Per Acre)
	GENERAL COMMERCIAL
	REGIONAL COMMERCIAL
	HEAVY INDUSTRIAL
	LIGHT INDUSTRIAL
	PUBLIC FACILITIES

15-Sept-97

Proposed Land Use



**Carson
 Geographic
 Services**

CITY OF CARSON
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL

VESTING TENTATIVE TRACT MAP NO. 52281
VESTING TENTATIVE PARCEL MAP NO. 24763

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS

1. Prior to recordation, approval must be obtained for detailed engineering geologic and soils reports. Geologic hazards identified in said reports must be eliminated. Alternately, the consultant geologist shall delineate, on the map, restricted use areas to the satisfaction of the City Engineer.
2. Prior to the issuance of a building permit, approval must be obtained for a grading plan which conforms with the approved geologic and soils reports and in general conformance with the approved drainage concept, to the satisfaction of the City Engineer.
3. Comply with all mitigation recommended in the approved drainage concept and the approved soils report.
4. Close any unused driveways with standard curb, gutter and sidewalk.
5. Repair any broken or damaged curb, gutter, sidewalk and pavement on streets within or abutting the subdivision.
6. Prior to final approval, enter into an agreement with the City's franchised cable TV operator to permit the installation of cable in a common utility trench.
7. Dedicate right of way 30 feet from centerline on 228th Street to the satisfaction of the City.
8. Install street lights on 228th Street to the satisfaction of the City and install any needed street lights on the exterior cul-de-sacs.
9. Plant street trees on 228th Street and Main Street to the satisfaction of the City. Existing trees in dedicated right of way or right of way to be dedicated shall be removed if they are not acceptable as street trees.

10. All new utility lines shall be underground to the satisfaction of the City.
11. The subdivider shall submit an area study to the City Engineer to determine if 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 City Engineer.
12. The subdivider shall send a print of the land division map to the Los Angeles County Sanitation District, with a request for annexation. The request must be approved by the District prior to final map approval.
13. 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 Fire Department.
14. There shall be filed with the City Engineer, a statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.
15. Provisions shall be made for the continual maintenance of the common areas.
16. Place a note on the final map to the satisfaction of the City Engineer indicating that this map is approved as a planned development project.
17. Provide suitable turnaround and label the driveways "Private Driveway and Fire Lane" on the final map to the satisfaction of the Fire Department.
18. Remove all existing structures (tanks) prior to approval of the final map to the satisfaction of the City.
19. If units are filed, show the remainder of the approved tentative map as a "Not a Part" to the satisfaction of the City.
20. The landscape areas and private streets should be indicated as number lots on the final map to the satisfaction of the City Engineer.
21. Dedicate to the City the right to prohibit the construction of structures within the landscape lots and private streets to the satisfaction of the City.
22. Provide reciprocal easements for ingress and egress purposes over the private street lots on the final map to the satisfaction of the City.
23. Private easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication 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.

24. A final guarantee will be required at the time of filing of the final map with the County Recorder.

LOS ANGELES COUNTY FIRE DEPARTMENT

25. Access shall comply with Section 902 of the Fire Code which requires all weather access. All weather access may also require paving.
26. Fire Department Access shall be extended to within 150 feet distance of any exterior portion of all structures.
27. Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways which extend over 150 feet.
28. The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted and shall be maintained in accordance with the Fire Code.
29. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.
30. Provide Fire Department and/or City Approved street signs and building access numbers prior to occupancy.
31. Provide a minimum of 20 feet of ingress and 20 feet of egress at the gated entrance. The egress shows less than 20 feet on the current plan. Gates shall be equipped with an approved electronic limited access device for Fire Department use.
32. Phase 3 shall provide the improvement of the second means of access to 228th Street.
33. All current use shall cease prior to any construction of new use.
34. The required fire flow for public fire hydrants at this location is 1,250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
35. Install 10 public fire hydrant(s).
36. All hydrants shall measure 6" x 4" x 2¹/₂" 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 (2) hour fire wall as per map on file with this office.

37. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.

CITY OF CARSON RECREATION AND COMMUNITY SERVICES DEPARTMENT

38. Prior to recordation of the Tentative Tract Map No. 52281 and Tentative Parcel Map No. 24763, the applicant is required to pay to the City a park dedication fee amounting to \$338,660. The applicant is further required to notify this department when the fee is paid. Arrangements can be made for the payment of the required fee in phases pursuant to their proposed phasing of development.

CITY OF CARSON ENGINEERING SERVICES DEPARTMENT

39. The public (offsite) infrastructure improvements, including sidewalks, cul-de-sacs, storm drains, parkway landscaping and other improvements to be maintained by the city shall be designed prior to recordation and the appropriate surety posted. Said improvements shall be installed with Phase I construction, to the satisfaction of the City Engineer.
40. The sidewalk along the south side of 228th Street shall be a minimum of 5 feet wide and shall be located adjacent to the curb. Street trees with root barriers shall be located behind the sidewalk within the public right of way. Additionally, all above ground utilities such as poles and controller boxes shall be located outside of the sidewalk area in a public parkway.
41. All cul-de-sac (one interior and six exterior) configurations and right of-way dedications shown on the tentative map are approved in concept only. A precise design of each turnaround must be prepared so as to minimize the disturbance to existing improvements while, at the same time, conforming more closely to the city standards for cul-de-sacs. The final design shall be such that vehicles will not come into contact with the perimeter walls, street lights, etc.
42. The approved cul-de-sac improvements shall be constructed with Phase I.
43. Prior to the issuance of a building permit, a detailed plan shall be prepared for review and approval for the access driveways showing the gate locations, striping, sidewalks, walls, landscaping, signs, sight distance triangles, pedestrian refuge islands etc.

44. Prior to the issuance of a building permit, a striping plan shall be prepared for review and approval for the intersection of Figueroa Street and Sepulveda Boulevard. Said plan shall show how an additional right turn lane will be provided on westbound Sepulveda Boulevard, as suggested in the applicant's traffic impact study. All mitigation measures for traffic impact at this intersection shall be installed as a part of Phase I.
45. All of the interior infrastructure shall be owned and maintained by the homeowner's association, and the city shall not be responsible for the maintenance of streets, lighting, sewers, storm drains, curbs, gutters, landscaping, or any other improvements within the tract boundaries. All of the interior infrastructure shall be designed to current city standards. Surety need not be provided for private infrastructure within the tract boundaries.
46. Stop signs and limit lines shall be installed at each of the two egress roads where they intersect 228th Street.

CITY OF CARSON COMMUNITY DEVELOPMENT DEPARTMENT

47. Any extension of said maps, provided for in the Subdivision Ordinance, must be accompanied by an extension of Specific Plan No. 7-97. All extensions must be secured from the Planning Commission prior to expiration of this map.
48. The applicant shall comply with all city, county, state and federal laws and regulations applicable to this land division.
49. A copy of the CC&Rs (Covenants, Conditions and Restrictions) 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. 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.
50. The applicant shall provide a final City Attorney approved copy of the CC&Rs to the Community Development Department prior to any occupancy of any unit.
51. 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.
52. On the date the Tentative Map and/or Tentative Parcel Map is approved for this site, any previously approved by unrecorded maps shall become null and void.

53. The recorded maps shall conform to the tentative maps and to the Conditions of Approval. Two copies of the finally recorded maps shall be submitted to the Community Development Department.
54. This tentative map shall be recorded with the County Recorder within two years of the date of final approval by the City Council.
55. 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.
56. 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.
57. Minor lot line adjustments may be made to the satisfaction of the Community Development Director and Public Works Director prior to the final approval of the map by the City Council.
58. No lot on the final map shall have less area, width, or depth than that required by the approval of the Specific Plan No. 7-97.

STREETS

59. 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.

UTILITIES

60. 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.
61. 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

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

AESTHETICS

63. High quality postal delivery receptacles shall be provided subject to the approval of the Director.

OTHER

64. A Remedial Action Plan shall be approved by the California Environmental Protection Agency, Water Quality Control Board and any other responsible agency for tank removal and soil remediation prior to the approval of building permits. **All tanks will be removed and all soil remediation shall be completed for each phase prior to the issuance of any building permits for that particular phase.**
65. That the site shall be tested for the presence of hazardous waste products prior to the issuance of building permits and that said report shall be provided to the **Community Development Department for review. If the tests indicate a potential significant health risk, appropriate mitigation measures shall be required as determined by the Director of Community Development or other appropriate agencies.**
66. Perimeter landscaping on Main Street and 228th Street shall be installed prior to development of Phase 1 for Parcel No. 1.
67. The cul-de-sac proposed for the westerly portion of 230th Street shall be modified to exclude the excess portion of concreted area and conform with the other proposed cul-de sacs. Said change shall be noted on the final map.

CITY OF CARSON

PLANNING COMMISSION

RESOLUTION NO. 97-1694

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF CARSON GRANTING
VESTING TENTATIVE TRACT MAP NO. 52281
VESTING TENTATIVE PARCEL MAP NO. 24763

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 southwest corner of Main Street and 228th Street (approximately 250 W. 228th Street) and described in Exhibit "A" attached hereto, requesting the approval of Vesting Tentative Parcel Map No. 24763 and Vesting Tentative Tract Map No. 52281 for a two lot subdivision dividing the 20.7 acre parcel of land and a subsequent subdivision into a proposed 162 unit private residential development consisting of individual single-family lots and common interior streets.

Public Hearings were duly held on September 23, 1997 and October 14, 1997, 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 meetings were duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meetings.

Section 3. The Planning Commission finds that:

- a) The proposed map, use and development will be consistent with the Land Use Element of the General Plan which designates the property for Low Density Residential uses after the approval of a General Plan amendment. The proposed single-family residential development is compatible with the surrounding neighborhood, which is predominantly single-family residential in nature.
- b). The site is adequate in size, shape, topography, location, utilities and other factors to accommodate the proposed use. The 20.7 acre site, of which is to be utilized for residential single-family uses with common interior streets, is adequate for the approximate 162 unit development.
- c). The tentative map is consistent with the Circulation Element of the General Plan as the residential portion of the subdivision provides vehicular access directly on Main Street, a fully dedicated and improved major highway, and 228th Street, a fully dedicated and improved collector street. Interior access will be provided by way of a common street system.

- d). The design of the subdivision and its proposed improvements will not cause serious public health problems. Pursuant to the Los Angeles County Regional Water Quality Control Board, the lead agency in the cleanup of soils and groundwater for the site, the subject property will be suitable for residential development. Conditions of Approval have been included to require, upon completion of work designated within the Remedial Action Plan (RAP), written verification of completion from the Water Quality Control Board or by one or more independent environmental consultants. The required fire fighting facilities, with the addition of ten (10) additional fire hydrants, will also provide adequate water supply, while the required sewage system will be adequate to meet the needs of the proposed subdivision.
- e). The primary purpose of the proposed parcel map is to divide the existing 20.7 acre parcel in half for the purposes of remediation and subsequent development of single-family homes. The purpose of the tract map is to subdivide the newly created two parcels into 162 individual single-family residential lots with common interior street system and 20,142 square foot interior park/recreation area.
- f). The design of the proposed subdivision and its proposed improvements will not have a significant effect on the environment. Specific mitigation measures have been incorporated into the project, including, but not limited to cleanup of soils to residential standards prior to development and the incorporation of block walls around the perimeter of the development and landscape buffers between the residential development and public streets.
- g). 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 of 1990.

Section 4. The Planning Commission further finds that although the use permitted by the proposed Tentative Tract and Parcel Maps could have a significant effect on the environment there will not be a significant effect in this case due to the mitigation measures proposed in the attached Initial Study and Specific Plan. Therefore, a Mitigated Negative Declaration has been prepared for this project. The proposed use will not alter the predominantly residential character of the surrounding area and meets all City standards for protection of the environment.

Section 5. 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, and adopts the Mitigated Negative Declaration.

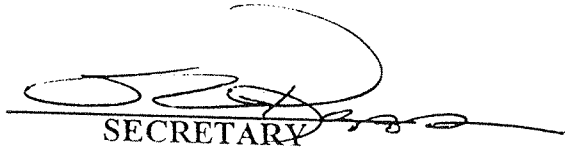
Section 6. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 7. 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 14TH DAY OF OCTOBER, 1997


CHAIRMAN

ATTEST:


SECRETARY

Supplemental Information for Request for Hearing
(page 7 of application)

Legal Description

The legal description of the proposed project site is as follows:

The land referred to herein is situated in the County of Los Angeles, State of California, and is described as follows:

That portion of Lots 8 and 9 of the 750 acre tract of Maria Machado de Rocha, in the Rancho San Pedro, in the City of Carson, as per map recorded in Book 6, Page 161 of miscellaneous records, in the Office of the County Recorder of said County, described as follows:

Commencing at a point in the north line of said Lot 9 and its intersection with the centerline of the 80 foot strip of land conveyed to the County of Los Angeles for road purposes, by deed recorded in Book 3734, page 214 of deeds, in the Office of the County Recorder of said County; thence, north 89°39'45" west 100.0 feet to the true point of beginning; thence, south 0°20'15" west 13.5 feet; thence, south 89°39'45" east 33.0 feet to the beginning of a tangent curve concave to the southwest, having a radius of 17.0 feet; thence, southeasterly along said curve 26.75 feet; thence, south 0°29'00" west 237.58 feet along a line parallel to the centerline of Main Street to the northerly boundary line of Tract 27087, as per map recorded in said County; thence, along the boundary line of said tract, north 89°39'25" west 621.0 feet, south 0°29'00" west 351.0 feet, south 89°39'45" east 11.0 feet and south 0°29'00" west 100.0 feet to the northerly boundary line of Tract 28346, as per map recorded in the Book 764, pages 1 to 4, inclusive of maps; thence, along the boundary lines of said tract, north 89°39'45" west 147.0 feet and south 0°20'00" west 10.95 feet; thence, continuing along said boundary lines and its prolongation north 89°39'45" west 872.33 feet to the easterly boundary line of Tract 28802, as per map recorded in Book 767, pages 16 to 18, inclusive of maps, in the Office of the County Recorder of said County; thence, along said boundary line north 0°30'29" east 716.50 feet; thence, south 89°39'45" east 120.0 feet; thence, north 0°20'15" east 13.5 feet; thence south 89°39'45" east 1463.42 feet, more or less, to the terminus of this description at the true point of beginning.

Said land being a portion of parcel 1 as shown on record of survey filed in Book 83, Page 27 of record of surveys, in the Office of the County Recorder of said County.

CITY OF CARSON
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL

VESTING TENTATIVE TRACT MAP NO. 52281
VESTING TENTATIVE PARCEL MAP NO. 24763

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS

1. Prior to recordation, approval must be obtained for detailed engineering geologic and soils reports. Geologic hazards identified in said reports must be eliminated. Alternately, the consultant geologist shall delineate, on the map, restricted use areas to the satisfaction of the City Engineer.
2. Prior to the issuance of a building permit, approval must be obtained for a grading plan which conforms with the approved geologic and soils reports and in general conformance with the approved drainage concept, to the satisfaction of the City Engineer.
3. Comply with all mitigation recommended in the approved drainage concept and the approved soils report.
4. Close any unused driveways with standard curb, gutter and sidewalk.
5. Repair any broken or damaged curb, gutter, sidewalk and pavement on streets within or abutting the subdivision.
6. Prior to final approval, enter into an agreement with the City's franchised cable TV operator to permit the installation of cable in a common utility trench.
7. Dedicate right of way 30 feet from centerline on 228th Street to the satisfaction of the City.
8. Install street lights on 228th Street to the satisfaction of the City and install any needed street lights on the exterior cul-de-sacs.
9. Plant street trees on 228th Street and Main Street to the satisfaction of the City. Existing trees in dedicated right of way or right of way to be dedicated shall be removed if they are not acceptable as street trees.

10. All new utility lines shall be underground to the satisfaction of the City.
11. The subdivider shall submit an area study to the City Engineer to determine if 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 City Engineer.
12. The subdivider shall send a print of the land division map to the Los Angeles County Sanitation District, with a request for annexation. The request must be approved by the District prior to final map approval.
13. 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 Fire Department.
14. There shall be filed with the City Engineer, a statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.
15. Provisions shall be made for the continual maintenance of the common areas.
16. Place a note on the final map to the satisfaction of the City Engineer indicating that this map is approved as a planned development project.
17. Provide suitable turnaround and label the driveways "Private Driveway and Fire Lane" on the final map to the satisfaction of the Fire Department.
18. Remove all existing structures (tanks) prior to approval of the final map to the satisfaction of the City.
19. If units are filed, show the remainder of the approved tentative map as a "Not a Part" to the satisfaction of the City.
20. The landscape areas and private streets should be indicated as number lots on the final map to the satisfaction of the City Engineer.
21. Dedicate to the City the right to prohibit the construction of structures within the landscape lots and private streets to the satisfaction of the City.
22. Provide reciprocal easements for ingress and egress purposes over the private street lots on the final map to the satisfaction of the City.
23. Private easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication 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.

24. A final guarantee will be required at the time of filing of the final map with the County Recorder.

LOS ANGELES COUNTY FIRE DEPARTMENT

25. Access shall comply with Section 902 of the Fire Code which requires all weather access. All weather access may also require paving.
26. Fire Department Access shall be extended to within 150 feet distance of any exterior portion of all structures.
27. Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways which extend over 150 feet.
28. The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted and shall be maintained in accordance with the Fire Code.
29. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.
30. Provide Fire Department and/or City Approved street signs and building access numbers prior to occupancy.
31. Provide a minimum of 20 feet of ingress and 20 feet of egress at the gated entrance. The egress shows less than 20 feet on the current plan. Gates shall be equipped with an approved electronic limited access device for Fire Department use.
32. Phase 3 shall provide the improvement of the second means of access to 228th Street.
33. All current use shall cease prior to any construction of new use.
34. The required fire flow for public fire hydrants at this location is 1,250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
35. Install 10 public fire hydrant(s).
36. All hydrants shall measure 6" x 4" x 2¹/₂" 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 (2) hour fire wall as per map on file with this office.

37. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.

CITY OF CARSON RECREATION AND COMMUNITY SERVICES DEPARTMENT

38. Prior to recordation of the Tentative Tract Map No. 52281 and Tentative Parcel Map No. 24763, the applicant is required to pay to the City a park dedication fee amounting to \$338,660. The applicant is further required to notify this department when the fee is paid. Arrangements can be made for the payment of the required fee in phases pursuant to their proposed phasing of development.

CITY OF CARSON ENGINEERING SERVICES DEPARTMENT

39. The public (offsite) infrastructure improvements, including sidewalks, cul-de-sacs, storm drains, parkway landscaping and other improvements to be maintained by the city shall be designed prior to recordation and the appropriate surety posted. Said improvements shall be installed with Phase I construction, to the satisfaction of the City Engineer.
40. The sidewalk along the south side of 228th Street shall be a minimum of 5 feet wide and shall be located adjacent to the curb. Street trees with root barriers shall be located behind the sidewalk within the public right of way. Additionally, all above ground utilities such as poles and controller boxes shall be located outside of the sidewalk area in a public parkway.
41. All cul-de-sac (one interior and six exterior) configurations and right of way dedications shown on the tentative map are approved in concept only. A precise design of each turnaround must be prepared so as to minimize the disturbance to existing improvements while, at the same time, conforming more closely to the city standards for cul-de-sacs. The final design shall be such that vehicles will not come into contact with the perimeter walls, street lights, etc.
42. The approved cul-de-sac improvements shall be constructed with Phase I.
43. Prior to the issuance of a building permit, a detailed plan shall be prepared for review and approval for the access driveways showing the gate locations, striping, sidewalks, walls, landscaping, signs, sight distance triangles, pedestrian refuge islands etc.

44. Prior to the issuance of a building permit, a striping plan shall be prepared for review and approval for the intersection of Figueroa Street and Sepulveda Boulevard. Said plan shall show how an additional right turn lane will be provided on westbound Sepulveda Boulevard, as suggested in the applicant's traffic impact study. All mitigation measures for traffic impact at this intersection shall be installed as a part of Phase I.
45. All of the interior infrastructure shall be owned and maintained by the homeowner's association, and the city shall not be responsible for the maintenance of streets, lighting, sewers, storm drains, curbs, gutters, landscaping, or any other improvements within the tract boundaries. All of the interior infrastructure shall be designed to current city standards. Surety need not be provided for private infrastructure within the tract boundaries.
46. Stop signs and limit lines shall be installed at each of the two egress roads where they intersect 228th Street.

CITY OF CARSON COMMUNITY DEVELOPMENT DEPARTMENT

47. Any extension of said maps, provided for in the Subdivision Ordinance, must be accompanied by an extension of Specific Plan No. 7-97. All extensions must be secured from the Planning Commission prior to expiration of this map.
48. The applicant shall comply with all city, county, state and federal laws and regulations applicable to this land division.
49. A copy of the CC&Rs (Covenants, Conditions and Restrictions) 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. 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.
50. The applicant shall provide a final City Attorney approved copy of the CC&Rs to the Community Development Department prior to any occupancy of any unit.
51. 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.
52. On the date the Tentative Map and/or Tentative Parcel Map is approved for this site, any previously approved by unrecorded maps shall become null and void.

53. The recorded maps shall conform to the tentative maps and to the Conditions of Approval. Two copies of the finally recorded maps shall be submitted to the Community Development Department.
54. This tentative map shall be recorded with the County Recorder within two years of the date of final approval by the City Council.
55. 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.
56. 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.
57. Minor lot line adjustments may be made to the satisfaction of the Community Development Director and Public Works Director prior to the final approval of the map by the City Council.
58. No lot on the final map shall have less area, width, or depth than that required by the approval of the Specific Plan No. 7-97.

STREETS

59. 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.

UTILITIES

60. 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.
61. 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

- 62. The applicant shall comply with the requirement for subdivision sign as provided for in Section 9128.33 of the Zoning Ordinance.

AESTHETICS

- 63. High quality postal delivery receptacles shall be provided subject to the approval of the Director.

OTHER

- 64. A Remedial Action Plan shall be approved by the California Environmental Protection Agency, Water Quality Control Board and any other responsible agency for tank removal and soil remediation prior to the approval of building permits. All tanks will be removed and all soil remediation shall be completed for each phase prior to the issuance of any building permits for that particular phase.
- 65. That the site shall be tested for the presence of hazardous waste products prior to the issuance of building permits and that said report shall be provided to the Community Development Department for review. If the tests indicate a potential significant health risk, appropriate mitigation measures shall be required as determined by the Director of Community Development or other appropriate agencies.
- 66. Perimeter landscaping on Main Street and 228th Street shall be installed prior to development of Phase 1 for Parcel No. 1.
- 67. The cul-de-sac proposed for the westerly portion of 230th Street shall be modified to exclude the excess portion of concreted area and conform with the other proposed cul-de sacs. Said change shall be noted on the final map.

ORDINANCE NO. 97-1124

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF CARSON ADOPTING THE
CAMBRIA PINES SPECIFIC PLAN
(SPECIFIC PLAN NO. 7-97)

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

Section 1. An application was duly filed by the applicant, Comstock Crosser and Associates, with respect to real property located at 250 W. 228th Street and described in Exhibit "A" attached hereto, requesting approval of the Cambria Pines Specific Plan (Specific Plan No. 7-97), pursuant to California Government Code Sections 65450 through 65457, for the development of a 20.7 acre site to be known as "The Cambria Pines" development proposal. The Project is proposed to consist of 162 single-family homes, and specific lots designated for open space, in a gated community. The applicant has also requested to change the zone designation of the subject property from MH-D (Manufacturing Heavy- Design Overlay Review) to RS (Residential Single-Family) and to change the land use designation in the General Plan from Heavy Industrial to Low Density Residential. The Project site is generally bounded by residential uses and a church to the north, residential uses and Main Street to the east, and residential units to the south and west.

Section 2. An Initial Study was completed for the Project by the Community Development Department, 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. No substantial evidence has been presented that the project will create a significant physical impact on the environment.

Section 3. The Planning Commission conducted duly noticed public hearings on the Cambria Pines Specific Plan (Specific Plan No. 7-97) on September 23, 1997 and October 14, 1997 at 6:30 p.m. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. Notice of the time, place and purpose of the aforesaid meeting 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. 7-97.

Section 4. The City Council conducted a duly noticed public hearing on Specific Plan No. 7-97 on November 4, 1997 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 6. The City Council finds that the proposed use will not have a significant effect on the environment as indicated in the Initial Study and Mitigated Negative Declaration prepared for this project. Mitigation Measures have been incorporated into the project and are noted in the attached Specific Plan, environmental initial study and conditions of approval. The City Council has reviewed and considered those documents prior to acting on Specific Plan No. 7-97 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 Cambria Pines Specific Plan (Specific Plan No. 7-97), the City Council finds:

a) The Cambria Pines Specific Plan (Specific Plan No. 7-97), dated April, 1997, 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 the incorporation of the conditions attached to this Ordinance as "Exhibit 'B', Conditions of Approval, Specific Plan No. 7-97", Specific Plan No. 7-97 ("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

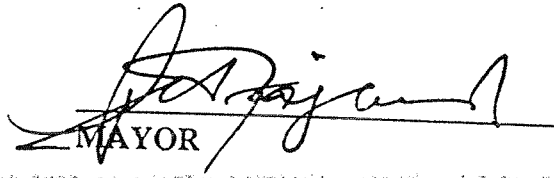
v) A statement of the relationship of the Specific Plan to the General Plan.

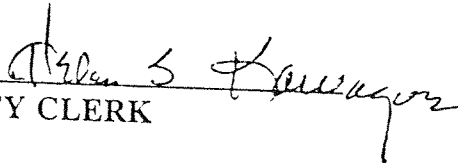
Section 8. Based on the aforementioned findings, the City Council hereby adopts Specific Plan No. 7-97 for the property described in Exhibit "A" attached hereto, subject to the Conditions of Approval set forth in Exhibit "B" attached hereto.

Section 9. 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 18TH DAY OF NOVEMBER 1997.

ATTEST:


MAYOR


CITY CLERK

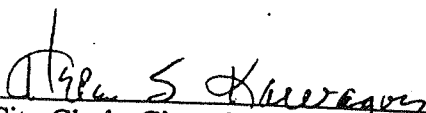
APPROVED AS TO FORM:


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 ordinance, being Ordinance No. 97-1124, passed first reading on November 4, 1997, was duly and regularly adopted by the City Council of said City at a regular meeting of said Council, duly and regularly held on November 18, 1997, and that the same was passed and adopted by the following roll call vote:

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


City Clerk, City of Carson, California

Supplemental Information for Request for Hearing
(page 7 of application)

Legal Description

The legal description of the proposed project site is as follows:

The land referred to herein is situated in the County of Los Angeles, State of California, and is described as follows:

That portion of Lots 8 and 9 of the 750 acre tract of Maria Machado de Rocha, in the Rancho San Pedro, in the City of Carson, as per map recorded in Book 6, Page 161 of miscellaneous records, in the Office of the County Recorder of said County, described as follows:

Commencing at a point in the north line of said Lot 9 and its intersection with the centerline of the 80 foot strip of land conveyed to the County of Los Angeles for road purposes, by deed recorded in Book 3734, page 214 of deeds, in the Office of the County Recorder of said County; thence, north 89°39'45" west 100.0 feet to the true point of beginning; thence, south 0°20'15" west 13.5 feet; thence, south 89°39'45" east 33.0 feet to the beginning of a tangent curve concave to the southwest, having a radius of 17.0 feet; thence, southeasterly along said curve 26.75 feet; thence, south 0°29'00" west 237.58 feet along a line parallel to the centerline of Main Street to the northerly boundary line of Tract 27087, as per map recorded in said County; thence, along the boundary line of said tract, north 89°39'25" west 621.0 feet, south 0°29'00" west 351.0 feet, south 89°39'45" east 11.0 feet and south 0°29'00" west 100.0 feet to the northerly boundary line of Tract 28346, as per map recorded in the Book 764, pages 1 to 4, inclusive of maps; thence, along the boundary lines of said tract, north 89°39'45" west 147.0 feet and south 0°20'00" west 10.95 feet; thence, continuing along said boundary lines and its prolongation north 89°39'45" west 872.33 feet to the easterly boundary line of Tract 28802, as per map recorded in Book 767, pages 16 to 18, inclusive of maps, in the Office of the County Recorder of said County; thence, along said boundary line north 0°30'29" east 716.50 feet; thence, south 89°39'45" east 120.0 feet; thence, north 0°20'15" east 13.5 feet; thence south 89°39'45" east 1463.42 feet, more or less, to the terminus of this description at the true point of beginning.

Said land being a portion of parcel 1 as shown on record of survey filed in Book 83, Page 22 of record of surveys, in the Office of the County Recorder of said County.

CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
EXHIBIT "B-2"
CONDITIONS OF APPROVAL
SPECIFIC PLAN NO. 7-97

LOS ANGELES COUNTY UNIFIED SCHOOL DISTRICT

1. LAUSD Transportation Branch must be contacted regarding the potential impact, if any, upon the existing school bus routes.
2. Contractors must guarantee that safe and convenient pedestrian routes to nearby schools are maintained.
3. Contractors must maintain ongoing communication with administrators at impacted school sites providing sufficient notice to forewarn children and parents when currently existing pedestrian routes to schools will be impacted.
4. Appropriate traffic controls (signs and signals) must be installed as needed to ensure pedestrian/vehicular safety.
5. Construction scheduling and haul routes shall be sequenced to minimize conflicts with pedestrians, school buses and cars at the arrival and dismissal times of the school day. Haul trucks are not to be routed past Carson High School except when school is not in session. Construction-related vehicles, including those of workers, may not stage adjacent to Carson High School.
6. Barriers must be constructed as needed to minimize trespassing, vandalism and short-cut attractions and attractive nuisances.
7. Fencing shall be installed to secure construction equipment and to minimize trespassing, vandalism and short-cut attractions.

LOS ANGELES COUNTY SANITATION DISTRICTS

8. A connection fee is required to construct an incremental expansion of the Sewerage System to accommodate the proposed project which will mitigate the impact of the project on the present Sewerage System. Payment of the connection fee shall be required before a permit to connect to the sewer is issued.
9. In order to conform with the South Coast Air Quality Management Plan, all expansions of District Facilities must be sized and service phased in a manner which will be consistent with the Growth Management Plan of the Southern California Association of Government's 1994 Regional Comprehensive Plan and Guide.

UCLA INSTITUTE OF ARCHAEOLOGY

10. The site shall be evaluated for historical significance prior to the removal of tanks. A halt work condition shall be in place in the event that archeological remains are discovered during the removal of tanks and during minimal grading proposed for the site.

LOS ANGELES REGIONAL WATER QUALITY CONTROL BOARD

11. The Regional Water Quality Control Board - Los Angeles Region ("RWQCB") will provide oversight of soil and groundwater assessment and remediation of the subject site.

12. The facility is required to comply with all Regional Board requirements prior to developing the subject site. The Regional Board shall have the responsibility to enforce compliance with all other agency requirements through consultation with those agencies.

13. Cleanup criteria for all contaminants of concern for the subject site shall meet the Regional Board's soil cleanup criteria, suitable for residential development.

14. a. No final subdivision map that creates lots for residential development shall be approved by the City or recorded until the requirements of paragraphs (b) through (d) of this condition have been completed with respect to the entire Parcel No. 1 of Tentative Parcel Map No. 24763, which will be the first portion of the subject property that will be remediated pursuant to the subdivider's Remedial Action Plan (as defined below). In addition, no building permit shall be issued for construction of residential structures on Parcel No. 2 of Tentative Parcel Map No. 24763 (which will be the second portion of the subject property that is remediated pursuant to the subdivider's Remedial Action Plan) until the requirements of paragraphs (b) through (e) of this condition have been completed on the entire second Parcel (Parcel No. 2 of Tentative Parcel Map No. 24763).

- b. The subdivider shall complete all remedial action for each respective phase and Parcel of the subject property in the manner described in and in accordance with the Remedial Action Plan dated February 25, 1997, or by any further modifications or requirements by the RWQCB (collectively, the "RAP.")

- c. The City shall receive written verification that all remedial work described in the RAP with respect to such phase of development and Parcel has been completed and verified to the satisfaction of the RWQCB, and the RWQCB shall issue either (i) an unrestricted "No Further Action" letter or (ii) a Certificate of Completion, pursuant to Health & Safety Code § 25264(b), as "Administering Agency", duly designated under Health & Safety Code §§ 25260(a) and 25262, which "No Further Action" letter or Certificate of Completion confirms that the site has been remediated in a manner such that the site and the concentration levels of any contaminants left in place, including

but not limited to hydrocarbons and lead, pose no risk to human health or the environment and the site is suitable for residential development and occupancy without limitation or restriction.

d. In the event that the RWQCB is not officially designated and does not thereafter act as the "Administering Agency", pursuant to Health & Safety Code § 25264(b), a health and environmental risk assessment shall be performed by one or more independent environmental consultants, who will be retained by the City at the subdivider's expense, following the completion and verification of the remediation, and which confirms to the satisfaction of the City that:

(i) all contaminants of concern with respect to the respective phase of development of this site and Parcel have been adequately characterized and defined, and remediated;

(ii) the concentration levels of any contaminants left in place upon completion of the remediation in accordance with the RAP, including but not limited to hydrocarbons and lead, pose no risk to human health or the environment; and

(iii) the site is suitable for residential development and occupancy without limitation or restriction; and

(iv) To the extent that the remediation action for that portion of the second Parcel (Parcel No. 2 of Tentative Parcel No. 24763) has not been completed prior to the approval of a final subdivision map on the first Parcel (Parcel No. 1 of Tentative Parcel Map No. 24763), the existing environmental condition of such remaining Parcel and the proposed remaining remedial action for second phase Parcel and the proposed remaining remedial action for second phase of the RAP with respect to such remaining Parcel do not pose a risk to human health or the environment or to potential occupants of that portion of the subject property which is within the first Parcel that has already been fully remediated (Parcel No. 1 of Tentative Parcel Map No. 24763).

CITY OF CARSON COMMUNITY DEVELOPMENT DEPARTMENT

15. That the Specific Plan shall run with the land and shall bind upon the applicant, his/her successors and assignees, 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.
16. The applicant shall comply with all city, county, state and federal regulations applicable to this project, unless otherwise stated within Specific Plan No. 7-97.
17. 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 be subject to revocation, 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 after receipt of written notice.

18. 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 and Specific Plan provisions. Substantial changes will require review by the Planning Commission.
19. The applicant shall file an Affidavit of Acceptance form and submit the document to the Community Development Department within 30 days of receipt of the Planning Commission Resolution.
20. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
21. 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.
22. If Tentative Tract Map No. 52281 and Tentative Parcel Map 24763 are not recorded within the twenty-four months as provided in the Subdivision Ordinance, Specific Plan No. 7-97 and subsequent zone change/general plan amendment shall be declared null and void and new permits must be obtained from the Planning Commission and City Council prior to any extensions on the map before the twenty-four month expiration.
23. 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 Community Development 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, additional environmental documentation to be prepared by the City of Carson and paid for by the applicant or other relevant party.
24. A minimum six (6) foot high decorative block wall shall be located on the 228th Street and Main Street frontage. A minimum six (6) foot high decorative block wall shall also be placed along the perimeter of the property that abuts all residential portions of the Specific Plan. An eight (8) foot high sound wall shall be included at the Main Street elevation. Said walls shall be setback a minimum of eight (8) feet from the residential property line. The area in front of the wall shall include drought tolerant landscaping as approved by the Director of Community Development. Landscape vines shall be utilized at the base of the wall to provide a graffiti deterrent. Such block wall and landscaping shall be paid for by the developer, and subsequently

maintained and incorporated into the project under provisions enumerated by the CC&R's.

25. That the phasing schedule for the development of the 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 or conditions related to the Tentative Tract and Parcel Map. All perimeter landscaping and a new block wall (where applicable) surrounding the residential community on 228th Street and Main Street shall be installed under Phase I or as approved by the Community Development Director.
26. All playground and park equipment improvement plans are subject to the review and approval of the Community Development Director prior to the occupancy of any units.
27. All construction equipment, either fixed or mobile, shall be equipped with properly operating and maintained mufflers. The construction contracts shall require that all equipment and noise mufflers are in proper working order.

PARKING

28. All parking areas and driveways shall remain clear within the established residential areas.
29. 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
30. No designated garage shall be converted to other uses without approval by the Community Development Department. An inspection shall be made by the Homeowners Association 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 of the homeowners association or the City of Carson.
31. Roll up garage doors with automatic garage door openers, including two portable opening devices, are required for each residential unit.

LANDSCAPING/IRRIGATION

32. 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.

33. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
34. 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.
35. Landscaping and irrigation requirements for the proposed Specific Plan shall include, but not be limited to:
 - a. Vine-like landscaping along perimeter walls;
 - b. A minimum of one thirty inch box specimen tree per residential unit to be located in the property front yard setback area of each residential property. The landscape plan shall consider placement of trees close to the sidewalk and/or types of trees with sufficient canopies in order to provide for the appearance of street trees and shading of the sidewalks and streets.
36. All existing oil related equipment, including but not limited to the corner of Main and 228th Streets and the western perimeter along 228th Street, shall be adequately screened from public view and depicted on all landscape plans.
37. When the side yard of a residential lot abuts a private street, a five (5) foot landscape area shall be provided between the Private street and the fence. The Homeowners Association shall assure that said landscape area is maintained at all times.

UTILITIES

38. All new utility lines, other than major transmission lines, shall be placed underground. All aboveground equipment (other than power poles), such as transformers and pedestal terminals, which are visible from an adjacent public street or walkway, shall be within a solid enclosure or otherwise screened from public view unless otherwise provided for in these conditions.
39. All roof mounted equipment and structures shall be screened from public view or incorporated into the design of the structure. All stucco screens and air ducts shall be painted to match the structure.
40. 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.

AESTHETICS

41. Texture treatment (such as rough stucco, stone, brick, etc.) shall be incorporated into all building facades, subject to Community Development Department approval.

42. Individual television and radio antennae shall be prohibited outside any unit. The applicant shall provide either central antennae with connections to each unit via underground or internal wall wiring, or each unit shall be served by a cable antenna service provided by a company licensed to provide such service within the city. Any satellite dishes shall be screened from public view from either the public or private streets.
43. Exterior doors shall include a solid wood core (carved or paneled). Any other proposed materials shall be approved by the Community Development Director prior to building permit approval.
44. The specification of all colors and materials utilized for the newly proposed residential units shall be submitted and approved by the Community Development Department prior to the issuance of any building permits.
45. 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.).

SIGNS

46. Subdivision signs are subject to Section 9128.33 of the Zoning Ordinance.

BUILDING AND SAFETY

47. The applicant shall demolish all existing structures in conformance with the approved Tract and Parcel Maps and Specific Plan prior to the issuance of any occupancy permits.

PUBLIC SAFETY

48. Where practical, surface treatments, accessibility or landscaping strategies should work to deter graffiti. Security lighting, both in common residential areas and in the proposed commercial development should be used as a strategy to deter vandalism.
49. All drains leading to city/county storm drains should be permanently marked by stamped or metal plates "No Dumping - Drains to the Ocean".
50. In support of the City's commitment to AB939, every effort should be made to use recycled materials in the construction of this project.

OTHER

51. The specifications for 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.

52. A document containing Covenants Conditions and Restrictions (CC&R's) shall be reviewed and approved by the City prior to occupancy approval of any housing units. All Conditions of Approval shall be contained within the CC&Rs.
53. A Homeowner's Association shall be established to monitor and regulate all common areas, including, but not limited to landscaping and private streets.
54. High quality postal delivery receptacles shall be provided subject to approval of the Director of Community Development and the Postal Service.
55. The applicant 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 surrounding the proposed 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.
56. 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.
57. Unless otherwise specified, the developer shall be financially responsible for the construction, installation, and maintenance of any item, including but not limited to walls, landscaping, or screening structures required by the specific plan or said conditions of approval.
58. All proposed single family homes shall provide a concrete tile roof, or consistent materials subject to approval of the Community Development Director.
59. The applicant/developer shall abide by all conditions and mitigation measures established in Specific Plan No. 7-97 and within the corresponding Mitigation Monitoring Program.
60. Handicap ramps shall be provided to accommodate disabled persons at all areas where sidewalks meet either public or private streets.
61. Driveway approaches shall be designed to minimize potential problems associated with handicap accessibility.
62. Develop an internal signing and striping plan that will provide clear signage for future residential development.
63. If asbestos is identified in any existing structures, the project applicant shall obtain an Asbestos Abatement Contractor to survey the project site and assess the potential hazard. The project applicant shall contact the SCAQMD and the City of Carson prior to asbestos removal.

64. In order to further reduce any potential PM10 impacts during all construction phases, the developer shall arrange to water active sites at least twice daily and suspend all excavating and grading operations at the project site when wind speeds exceed 25 miles per hour.
65. The developer shall work together with the Los Angeles County Sanitation District or the specific agency involved and take all steps to minimize any negative impacts regarding the rehabilitation and replacement of any and all sewer lines.
66. A minimum 8 foot landscaping setback shall be included for all areas adjacent to Main Street and 228th Street.
67. That parkways with sidewalks and street trees, if possible be incorporated within the project to the satisfaction of the Community Development Director.
68. That the existing two parks designated as Lots AA and BB be changed to Lots 98, 99, 119 and 120 in order to incorporate a centrally located community park..
69. Lots "AA" and "BB", designated open space/park areas within the Specific Plan and Tentative Maps shall be changed to residential lots.
70. All changes to the Specific Plan, including, but not limited to modification in number of units, square footage for open space and cul de sac modifications shall be included in the final maps prior to City Council review and approval.
71. A condition shall be placed within the Covenants, Conditions and Restrictions to allow access for all private roads within Specific Plan 7-97 subject to the request of the City. All private roads shall be considered "public right of ways" for purposes of reviewing maintenance issues related to the Property Maintenance Ordinance and provisions of Specific Plan No. 7-97.
72. Prior to the issuance of building permits for the project, a detailed phasing plan, which minimizes the construction impacts to onsite residents and adjacent neighborhoods, must be submitted to the Community Development Department for approval. Said phasing plan will address temporary construction impacts on drainage patterns, vehicular access, security, traffic/circulation pedestrian access, public utilities, noise, public health and safety as well as aesthetics.
73. Wiring shall be included for each garage to allow the opportunity to utilize electric vehicles.

SPECIFIC PLAN CHANGES

74. Section 2.3.3.4 "Yard Areas and Setbacks" shall be modified to read as follows: " Front Yard - Each lot shall have a front yard with a minimum depth of 15 feet, to the living area; units that provide a porch area may encroach into the 15 feet setback, leaving a minimum setback of 12 feet if approved by the Community Development Director under Section 2.3.3.5. "
75. That the reference to 164 residential units within the entire Specific Plan No. 7-97 document be changed to 162 residential units.

76. Prior to the issuance of any building or grading permit, the subdivider will provide the City with (i) a copy of the Notice of Intent to comply with the current State Construction Activity Storm Water Permit which it has filed with the State Water Resources Control Board; and (ii) a copy of the Storm Water Pollution Prevention Plan for the property, and will otherwise demonstrate compliance with the City's Storm Water Management and Discharge Control Ordinance (Ordinance No. 96-1101; Carson Municipal Code Sections 5800, et seq.), and all other applicable municipal ordinances, and state and federal statutes, regulations, permit conditions and guidelines regarding the control of storm water and urban run-off.
77. All matters set forth herein as Conditions 1 through 76 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.

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