

CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION

EXHIBIT "B"

CONDITIONS OF APPROVAL

DESIGN OVERLAY REVIEW NO. 975-06; VARIANCE NO. 487-06; VARIANCE NO. 488-06; VARIANCE NO. 489-06 AND CONDITIONAL USE PERMIT NO. 645-06

GENERAL CONDITIONS

1. If Design Overlay Review No. 975-06; Variance No. 487-06; Variance No. 488-06; Variance No. 489-06 and Conditional Use Permit No. 645-06 are not used within one year of its/their effective date, said permit(s) shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
2. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
3. The applicant shall make any necessary site plan and design revisions and shall submit two complete sets of plans to the Planning Division in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. The revisions to the plans shall be reviewed and approved by the Planning Division prior to the issuance of a building permit. Substantial changes will require review by the Planning Commission.
4. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
5. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
6. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit. Said plans shall have the Conditions of Approval copied on the title page.
7. Within forty-eight hours of approval of the subject project, the applicant shall deliver to the Planning Division 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 California. Code of Regulations 15075. If within such forty-eight hour period the

applicant has not delivered to the Planning Division the above-noted cashier's check or money order, the approval for the project granted herein may be considered automatically null and void.

8. 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 Planning Division, 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.
9. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
10. Design Overlay Review is contingent upon the Carson Redevelopment Agency approval. Any change to the abovementioned discretionary permit may require further review by the Planning Commission before such discretionary permit becomes effective.
11. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
12. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
13. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review (DOR) No. 935-06 and associated modifications. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

PARKING

14. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
15. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
16. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
17. The Fire Department turnaround shall remain clear and marked, "No Parking." Painted red curbs or stripes shall be used if necessary.
18. All areas used for the movement or parking 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.
19. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
20. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.
21. Large truck deliveries and trash receptacle pickup shall be confined to non-peak hours, coordinated by the Planning Manager for early morning or late evening hours, to the extent feasible in order to accommodate the tenants but not to conflict with peak demand.

LANDSCAPING/IRRIGATION

22. 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 Planning Division prior to the issuance of any building permit.
23. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
24. 6" x 6" concrete curbs are required around all landscaped planter areas, unless the Standard Urban Stormwater Mitigation Plan (SUSMP) and best management practices (BMPs) dictate another approach.
25. 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.

26. Landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include, but are not limited to:
 - a. Vine-like landscaping along perimeter walls, including trash enclosure units;
 - b. Mounded landscaping along street to a maximum height of thirty six inches;
 - c. A minimum of 24-inch box trees shall be installed within all setback and internal site areas.
 - d. Annual flowers at entry and focal points; five and one gallon shrubs; and flats of ground cover planted 8-inches on center;
 - e. Irrigation system designed to commercial grade standards.
27. A colorful vine shall be installed along the entire chainlink fencing at the rear property line.
28. A landscaped parkway with irrigation, sod and trees shall be installed under the direction of the Engineering Department.

GRAFFITI LANDSCAPING

29. The applicant shall incorporate additional landscaping to screen and block specific project areas that could be subject, as determined by the Planning Division, to graffiti.
30. Graffiti shall be removed from all project areas within 3 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.).

UTILITIES

31. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9126.8 of the Zoning Ordinance, unless otherwise provided for in these conditions.
32. 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.
33. Any aboveground utility cabinet or equipment shall be screened from the public right-of-way by a decorative block wall or landscaping, to the satisfaction of the Planning Division.

34. The applicant shall remove at his own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.
35. All roof mounted equipment shall be screened from public view or incorporated into the design of the structure or building.
36. All utility meters will be painted the same color as the structures to reduce visibility (the Gas Company will not allow meters to be placed in boxes).

AESTHETICS

37. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Director, and shall drain into landscaped areas.
38. Wrought iron and railings shall be sculptured or otherwise designed in such a way as to create interest.
39. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.
40. There shall be no substantial deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Director of the Planning Division.
41. Site plan shall incorporate bike racks and decorative litter receptacles at various locations in the parking and walkway areas.
42. A stamped and stained concrete pattern shall occur at all driveway areas.
43. The plaza surrounding the fountain shall contain decorative benches, trash receptacles and decorative pedestrian lighting as approved by the Planning Division.

SIGNS

44. A sign program shall be approved in connection with this project by the Planning Commission prior to the issuance of a building permit(s). The sign program shall detail all signs to be erected including location, size, type, materials, etc. All signs shall be subject to the approval of the Planning Commission.
45. Business signs and sign structures shall be permitted in conformance with development plans which have been approved pursuant to the Site Plan and Design Review procedures (including the number of signs and sign structures to be permitted) as provided in Section 9172.23.
46. All permitted business signs must be in compliance with the provisions of Section 9136.7 of the Zoning Ordinance. No more than one (1) monument sign permitted.

47. Colorful plants/shrubs shall surround the base of the monument/pylon signs at a minimum of 200 square feet.

FENCES/WALLS

48. Perimeter walls shall be architecturally coordinated with the project buildings and subject to the approval of the Planning Division.
49. All fences, walls and hedges shall be located and constructed in compliance with the standards as provided for in Section 9136.3 of the Zoning Ordinance.
50. Colorful climbing vines shall be attached to entire length of rear chainlink fencing.
51. Future walls shall be of decorative material to include stucco block; slumpstone or splitface.

LIGHTING

52. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9137.1 of the Zoning Ordinance.
53. A precise lighting plan shall be submitted showing all proposed building, parking lot and accent lighting, subject to the approval of the Planning Division.
54. Parking lot lighting fixtures shall feature a consistent theme throughout the master planned development. Such units shall be approved by the Planning Division prior to installation.
55. All lighting in buildings, landscaping, parking lots and similar facilities shall be directed away from all adjoining and nearby residential property. Such lighting shall be arranged and controlled so as not to create a nuisance or hazard to traffic or to the living environments.

TRASH

56. The trash enclosure unit shall be located on a four inch concrete pad screened by a six foot high decorative concrete block wall that is compatible with the architectural design of the main building. Unit shall feature self closing wrought iron doors with opaque metal screen. Trash enclosure design is to be approved by the Planning Division prior to issuance of any building permit(s). Such areas shall be located to permit adequate vehicular access for collection of trash and other materials. No storage shall be permitted above the height of surrounding walls. A 6" by 6" concrete curb shall be installed to protect the interior of the walls. Trash enclosures shall comply with Section 9164.3 and 9164.4 of the CMC.
57. Recycling areas shall be provided in accordance with Sections 9164.4 and 9164.5 of the Zoning Ordinance. The number and size of recycling facilities are subject to the approval of the Planning Division.

AIR QUALITY

58. Construction parking shall be configured to minimize air quality impacts to adjacent residences.
59. Temporary traffic controls (i.e., flag person) shall be provided during all construction phases to maintain traffic flow.
60. Truck deliveries shall be consolidated when possible.
61. Construction equipment and vehicle engines shall be maintained in good condition and in proper tune as per manufacturers' specifications and per SCAQMD rules, to minimize exhaust emissions.
62. Methanol- or natural gas-powered mobile equipment and pile drivers shall be used instead of diesel to the extent available and at competitive prices.
63. Propane- or butane-powered onsite mobile equipment shall be used instead of gasoline to the extent available and at competitive prices.
64. Exposed piles (i.e., gravel, sand, and dirt) shall be enclosed, covered, or watered twice daily, or an approved soil binder shall be used.
65. Active grading sites shall be watered at least twice daily.
66. Excavation and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 miles per hour over a 30-minute period.
67. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer), in accordance with Section 23114 of the California Vehicle Code.
68. Streets shall be swept at the end of the day if visible soil material is carried over to adjacent roads.
69. Wheel washers shall be installed where vehicles enter and exit unpaved roads onto paved roads.
70. Trucks and any equipment leaving the site shall be washed if dirt, sand, soil, or other loose material is visible.
71. Water shall be applied three times daily, or chemical soil stabilizers shall be used according to manufacturers' specifications, to all unpaved parking or staging areas or unpaved road surfaces.
72. Traffic speed limits of 15 miles per hour or less shall be posted and enforced on all unpaved roads.
73. The grading contractor shall provide watering of the active grading area at least twice a day, throughout the grading phase.

NOISE

74. The project contractor(s) shall implement, but not be limited to, the following best management practices (BMPs):
- a. Exterior construction activities at the project site shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday and shall exclude public holidays. Interior construction activities that do not generate exterior noise are exempt from this requirement.
 - b. All construction equipment with a high noise generating potential, including all equipment powered by internal combustion engines, shall be muffled or controlled.
 - c. All stationary noise generating equipment, such as compressors, shall be located as far as possible from existing houses/mobile homes.
 - d. Machinery, including motors, shall be turned off when not in use.
 - e. Mobile equipment shall not be allowed to run idle near existing residences or schools.
 - f. A 24 by 36 inch sign shall be conspicuously posted on the construction site fence or other method of posting, listing the name and phone number of the project sponsor and/or "disturbance coordinator" responsible for responding to any local complaints regarding construction noise, emissions and/or inquiries.
 - g. The coordinator (who may be an employee of the developer or general contractor) shall determine the cause of the complaint and shall require that reasonable measures warranted to correct the problem be implemented.
75. All construction equipment powered by internal combustion engines shall be equipped with proper mufflers and air-intake silencers in good working order.

BUSINESS LICENSE DIVISION

76. Per Section 6310 of the Carson Municipal Code all parties involved in the project, including but not limited to contractors and subcontractors, will need to obtain a City Business License.

BUILDING AND SAFETY

77. Prior to issuance of a Building Permit, Proof of Worker's Compensation and Liability Insurance must be on file with the Los Angeles County Building and Safety Department.
78. The proposed project shall meet all requirements of the American Disabilities Act (ADA).

ENGINEERING SERVICES DIVISION-TRAFFIC, CITY OF CARSON

79. Should El Pescador restaurant leave and/or the non-lunch time use designated at 1,508 square feet in building D change to a lunch time restaurant use, the city reserves the right to require a new shared parking analysis. Should the new shared parking analysis deviate from the original shared parking analysis, the Planning Commission shall consider a modification of the Conditions of Approval to restrict a certain amount of square footage to non-lunch time use.

ENGINEERING SERVICES DIVISION- CITY OF CARSON

80. Prior to issuance of Building Permit, a soils report, sewer area study, drainage concept, and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, sewer, drainage concept and stormwater quality plan information have been received and found satisfactory
81. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept and stormwater quality plan.
82. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required.
83. If needed, easements shall be granted to the City, appropriate agency, or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed and handicap access for this development to the satisfaction of the City Engineer and or appropriate agency or entity.
84. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
85. Install full landscaped parkway and sidewalk along the frontage of the development on Albertoni Street per City of Carson Standard, to match adjacent off-site improvements to the west of the subject site.
86. Repair any broken or raised sidewalk, curb and gutter along Albertoni Street and along Avalon Boulevard within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
87. The Developer shall fill in missing sidewalk, remove and replace any broken/damaged driveway in the public right of way abutting the proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
88. The Developer shall modify existing driveways in the public right of way per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
89. The developer shall construct new driveway approaches per City of Carson Standard and in compliance with the ADA requirements. The Developer shall

protect or relocate any facilities to accommodate the proposed driveway approach. The maximum driveway width allowed for the site is 30 feet.

90. Where sidewalk meander around existing driveways and extending beyond the public right of way at any location, the required described sidewalk easements shall be submitted and approved prior to issuance of the building permit.
91. Remove unused driveway if any, and replace it with full height curb and gutter and sidewalk per City of Carson Standard and to the satisfaction of the City Engineer.
92. Modify wheelchair ramp at the corner of Albertoni Street and Avalon Blvd per City of Carson Standard, in compliance with ADA requirements. Install streetlights on concrete poles with underground wiring along Albertoni Street to the satisfaction of the L.A. County Street Lighting Division, Department of Public Works.
93. The Developer shall annex the area to the L.A. County Lighting Maintenance District, for the purpose of operating and maintaining the streetlights to be installed. The annexation shall be completed prior to the issuance of the Certificate of Occupancy.
94. All existing overhead utility lines less than 50 kilovolts, along Avalon Boulevard and all new overhead utility lines shall be underground to the satisfaction of the City Engineer.
95. Plant parkway grass and selected street trees along Albertoni Street to the satisfaction of the City Engineer.
96. Install irrigation system for the purpose of maintaining the parkway along Albertoni Street.
97. Prior to issuance of Certificate of Occupancy, off-site improvements shall be in place to the satisfaction of the City Engineer.
98. Paint curb red along Avalon Boulevard to the satisfaction of the City Traffic Engineer. The curb on Albertoni Street, approximately 30 feet near any driveway, shall be painted red so that vehicles do not obstruct visibility to the satisfaction of the City Traffic Engineer.
99. The Developer shall install separate sewer laterals to individually serve each building in the development. Installation and dedication of main line sewers may be necessary to meet this requirement.
100. The Developer shall submit a sewer area study to the Los Angeles County Department of Public Works (LACDPW) to determine if capacity is adequate in the sewerage system to be used as the outlet for the sewer of this development.

If the system is found to have insufficient capacity, the problem must be addressed and resolved to the satisfaction of the L.A. County Sewer Department.

101. The Developer shall send a print of the development map to the County Sanitation District, to request for annexation. The request for annexation must be approved prior to Final Map approval.
102. Offsite sewer improvements are tentatively required.
103. The Developer shall execute and provide to the City Engineer, a written 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 development and that water service will be provided to each building.
104. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the development must be provided. The system shall include fire hydrants of the type and location as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
105. Offsite water improvements are tentatively required.
106. The Developer shall submit improvement plans to the Development Services Group – Engineering Division showing all the required improvements in the public right of way for review and approval of the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted.
 - a. Street Improvements along Albertoni Street and along Avalon Boulevard.
107. A construction permit is required for any work to be done in the public right-of-way.
108. Any improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
109. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of Certificate of Occupancy.
110. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the drainage study, subject to the approval of the City Engineer.
111. Prior to issuance of Building Permit, the following must be on file:

- a. Drainage/Grading plan prepared by a registered Civil Engineer, to the satisfaction of the Building and Safety Division.
 - b. Construction bond as required for all work to be done within the public right of way.
 - c. Proof of Worker's Compensation and Liability Insurance.
112. Developer shall make a cash payment to the City of Carson In-Lieu of constructing the following Public Works improvements: (cost of improvement to be determined)
- a. Landscaped Median along Albertoni Street frontage of the proposed development
113. The Developer shall comply with the applicable SUSMP requirements and shall incorporate into the project plan a Storm Water Mitigation Plan, which includes those Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.

THE GAS COMPANY

114. It is extremely important that you furnish us with **“signed” final plans**, before construction, including profiles and subsequent plan revisions as soon as they are available. A minimum of twelve (**12**) weeks is needed to analyze the plans and design alterations for any conflicting facilities. Depending on the magnitude of the work involved, additional time may be required to clear the conflict.
115. Underground Service Alert (USA) must be notified 48 hours prior to commencing work @ (800) 442-4133 or (800) 227-2600. Please keep us informed of construction schedules, pre-construction meetings, etc., so that we can schedule our work accordingly.

DEPARTMENT OF TRANSPORTATION, DISTRICT 7 – REGIONAL PLANNING

116. This project should receive encroachment permit review by Caltrans. Please submit six (6) complete sets of plans including two (2) sets of all engineering documents to the Caltrans Permit Office for review.
117. Any questions can be referred to the Project Engineer/Coordinator Mr. Yerjanian at (213) 897-6536 and refer to IGR/CEQA #070147NY.

COUNTY OF LOS ANGELES PUBLIC HEALTH

118. If applicable, contact the Mountain and Rural/Water, Sewage, and Subdivision Program about approval of private sewage disposal systems and private potable water wells.
119. Contact the Plan Check Program of Environmental Health at (626) 430-5360 concerning their requirements for permitting food facilities at the project site.
120. Contact the Recreation Health Program of Environmental Health at (626) 430-5360 concerning their requirements for permitting water fountains at the project site.

COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

121. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Victoria Street Trunk Sewer, located in Albertoni Street west of Avalon Boulevard. This 15-inch diameter trunk sewer has a design capacity of 3.1 million gallons per day (mgd) and conveyed a peak flow of 2.4 mgd when last measured in 2007.
122. The wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant (JWPCP) located in the City of Carson. The JWPCP has a design capacity of 385 mgd and currently processes an average flow of 317.6 mgd.
123. The expected average wastewater flow from the project site is 12,810 gallons per day.
124. The Districts are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the existing strength and/or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is required to construct an incremental expansion of the Sewerage System to accommodate the proposed project, which will mitigate the impact of this project on the present Sewerage System. Payment of a connection fee will be required before a permit to connect to the sewer is issued. A copy of the Connection Fee Information Sheet is enclosed for your convenience. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.
125. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into the Air

Quality Management Plan, which is prepared by the South Coast Air Quality Management District in order to improve air quality in the South Coast Air Basin as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner which will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels which are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities. If you have any questions, please contact Ruth I. Frazen, Engineering Technician, at (562) 908-4288, extension 2717.

THE COUNTY OF LOS ANGELES FIRE DEPARTMENT

126. Submit two (2) complete sets of architectural drawings to the Fire Prevention Engineering Section Building Plan Check Unit. Contact (323) 890-4125 for additional information and submittal location.
127. Provide the following information on the site plan:
 - a. Fire Department access shall comply with Section 902 of the Los Angeles County Fire Code.
 - b. Cross-hatch any on-site Fire Department vehicular access.
 - c. Show any existing fire hydrants within 300 feet of the lot frontage.
 - d. Submit a fire flow availability form along with plans.
 - e. All fire hydrants shall measure 6" x 4" x 2 ½", conforming to AWWA Standard C503-75 or approved equal.
 - f. Section 903 of the Los Angeles County Fire Code and Los Angeles County Fire Department Regulation 8 will be used to determine the fire flow requirements and if installation of additional fire hydrants is required.
 - g. Show type of construction, occupancy classification, square footage of structure per floor and number of floors.
 - h. Indicate address of subject property.
128. Contact Fire Prevention Engineering, Inspector Marion Jaikowski, at (310) 263-2732 for additional Fire Department requirements.

EASEMENTS

129. A Covenant and Agreement form for an existing easement shall be recorded with the Los Angeles County Recorder's office prior to the issuance of a building permit. Said document shall indicate all easements.

DEPARTMENT OF TOXIC SUBSTANCES CONTROL

130. Any hazardous wastes/materials encountered during construction shall be remediated in accordance with local, state, and federal regulations.