

CITY OF CARSON
DEVELOPMENT SERVICES GROUP
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
TENTATIVE TRACT MAP NO. 66348
CONDITIONAL USE PERMIT NO. 628-06
DESIGN OVERLAY REVIEW NO. 920-05

TENTATIVE TRACT MAP NO. 66348

GENERAL CONDITIONS

1. If Design Overlay Review No. 920-05 and Conditional Use Permit No. 628-06 are not used within two years of 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 make any necessary site plan and design revisions in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial changes will require review by the Planning Commission.
3. 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.
4. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
5. 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.
6. 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.

7. 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.
8. Additional requirements may be imposed and the following requirements may be changed, modified or deleted. The Planning Division shall have the final authority in reviewing and approving requirements and plan modifications
9. Each extension of this map, provided for in the Subdivision Ordinance, must be accompanied by an extension of Design Overlay Review No. 920-05 and Conditional Use Permit No. 628-06. All extensions must be secured from the Planning Commission prior to expiration of this map.
10. A site plan and architectural design permit and conditional use permit must be granted with this tentative map approval. If at some late date, the permits are declared null and void, the validity of this map shall automatically terminate.
11. The applicant shall comply with all city, county, state and federal laws and regulations applicable to this land division.
12. A copy of the CC&Rs (Covenants, Conditions and Restrictions) shall be submitted to the Development Services Group 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 (condominiums).
13. The applicant shall provide a final City Attorney approved copy of the CC&Rs to the Development Services Group prior to any occupancy of any unit.
14. 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.
15. It is further made a condition of this approval that if any condition is violated or if any law, statute or ordinance is violated, the permit(s) shall lapse, provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
16. 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.

17. 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.
18. On the date a subsequent Tentative Map or Tentative Parcel Map is approved for this site, any previously approved by unrecorded maps shall become null and void.
19. The recorded map shall conform to the tentative map approved and to the Conditions of Approval. Two copies of the finally recorded map shall be submitted to the Development Services Group.
20. A final map that is approved by the City of Carson to be in significant conformance with this tentative map shall be recorded with the County Recorder within two years of the date of final approval by the Planning Commission, Carson Redevelopment Agency or City Council of the City of Carson.
21. Minor lot line adjustments may be made to the satisfaction of the Development Services General Manager prior to the final approval of the map by the City Council.
22. No lot on the final map shall have less area, width, or depth than that required by the zoning and subdivision regulations in effect at the time of approval.
23. 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 No. 920-05, Tentative Tract Map No. 66348 and Conditional Use Permit No. 628-06. 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.

ROAD

24. A construction permit is required for any work to be done in the public right-of-way.
25. The applicant shall submit plans to the Department of Public Works 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.

26. The applicant shall submit a drainage study prepared by a Registered Civil Engineer. The study shall include existing and proposed conditions including key elevations, drainage patterns, and the locations of facilities to discharge storm water to a safe and adequate point capable of handling the flows. The study shall be reviewed and approved by the City Engineer prior to building permit issuance.
27. Prior to final map approval, an area study, drainage concept, and revised tentative map should be reviewed and approved. Final map approval will be granted upon satisfaction of the City Engineer.
28. Comply with mitigation measures recommended in the approved drainage concept and the approved soils report.
29. The applicant/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.
30. The applicant/developer shall construct or guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the drainage study, subject to approval of the City Engineer.
31. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of the Certificate of Occupancy.
32. Prior to issuance of Building Permit, the following must be on file:
 - a. Drainage/Grading plan as approved by the Los Angeles County Department of Public Works.
 - 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.
 - d. Final Map shall be recorded.
33. Construct new driveway approaches per city standard and in compliance with the ADA requirements. The applicant/developer shall protect or relocate any facilities to accommodate the proposed driveway approach. The maximum driveway width allowed for the site is 28 feet.

34. Construct new curb and gutter along frontage of the development on Dolores Street, 20-feet west of the Centerline, and shall provide adequate transition from existing curb and gutter per approval of the City Engineer.
35. Remove unused driveway and replace with full height curb and gutter and sidewalk per City Standard and to the satisfaction of the City Engineer.
36. Construct 10-foot sidewalk along frontage of the development on Dolores Street per City standard and to the satisfaction of the City Engineer.
37. Dedicate right of way 30 feet from centerline along the property frontage on Dolores Street. Five feet of additional right of way is required beyond the existing right of way line.
38. Construct two-foot wide asphalt pavement per City standard 136.
39. Plant street trees along the property frontage on Dolores Street to the satisfaction of the City Engineer.
40. Remove the chain link fence along the property frontage from the dedicated right of way on Dolores Street.
41. Any improvement damaged during the construction shall be removed and reconstructed per City standard plan and to the satisfaction of the City Engineer.
42. Any missing or damaged improvements in the public right of way fronting the proposed subdivision shall be installed or constructed by the applicant prior to issuance of Certificate of Occupancy.
43. Comply with the following street lighting requirements to the satisfaction of the city:
 - Provide street lights on concrete poles with underground wiring along the property frontage on Dolores Street to the satisfaction of the City Engineer. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the County of Los Angeles, Department of Public Works. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - The proposed development is within an existing Lighting District. For acceptance of street light transfer of billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year,

the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year.

44. Rubberized slurry seal (Type 2) full width along the frontage of the development on Dolores Street, after completion of utility connections.
45. The applicant/developer has the option to pay the cost for slurry fee to the City of Carson in lieu of street slurry sealing along the frontage of the development on Dolores Street at this time.
46. All existing overhead utility lines less than 60KV and new overhead utility lines shall be underground to the satisfaction of the City Engineer.
47. Prior to final map approval, the subdivider shall enter into an agreement with the City franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of the City.

SEWER

48. The subdivider shall install separate house laterals to serve each parcel in the land division. Installation and dedication of main line sewers may be necessary to meet this requirement.
49. The subdivider shall send a print of the land division map to the County Sanitation District, with request for annexation. The request for annexation must be approved prior to final map approval.

WATER

50. A water system maintained by the water purveyor, with appurtenant facilities to serve all parcels in the land division 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 domestics and fire flows.
51. 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 building.
52. All offsite water improvements required by the Fire Department and Public Works Department shall be installed prior to the issuance of a final building permit.
53. The applicant/developer shall submit plans to the Department of Public Works 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.

54. Prior to the approval of the final map the City must review and approve landscape and irrigation plans for the land division, in accordance with the Water Efficient Landscape Ordinance.

SUBDIVISION

55. The applicant shall pay \$27,380.00 in park and recreation fees prior to approval of the final map.
56. Place a note on the final map to the satisfaction of the City Engineer indicating that this map is approved as residential condominium development for five units.
57. Provide reciprocal easements for drainage, ingress/egress, parking, utilities, and maintenance purposes, etc., over the common driveways and common areas on the final map to the satisfaction of the city.
58. Provisions shall be made for the continual maintenance of the common driveways and common areas. This can be achieved by the formation of an association, comprised of the owners of the units, responsible for the maintenance of the common driveways and common areas. The maintenance agreement must be approved by the City and contained within the CC&R's.
59. Provide suitable turnaround and label the driveways "Private Driveway and Fire Lane" on the final map to the satisfaction of the Fire Department.
60. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the city.
61. Private easement 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 map approval, a subordination must be executed by the easement holder prior to the filing of the final map.
62. A final guarantee will be required at the time of the filing of the final map with the County Recorder/County Clerk's Office.
63. A final map prepared by, or under the direction of, a registered civil engineer or licensed land surveyor must be processed through the City Engineer prior to being filed with the County Recorder.
64. Remove existing structures prior to final map approval. Demolition permits are required from the Building and Safety office.

65. Provide addressing information in Microsoft Excel format to the satisfaction of the City Engineer.
66. The findings and considerations required by Sections 66473.5, 66474, and 66474.6 of the Subdivision Map Act should be made by the City Council. The following finding should be made by the City Council if any dedications are made by certificate on the final map:
 - a) The City Council hereby determines that division and development of the property in the manner set forth on the map of Tentative Tract Map No. 66348 will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights of way and/or easements within the Tentative Tract Map

DESIGN OVERLAY REVIEW / CONDITIONAL USE PERMIT

PARKING

67. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
68. All areas used for the movement parking, loading, repair or storage of vehicles shall be paved with concrete to a minimum thickness of three and one-half inches over four inches of crushed aggregate base.
69. No designated garage shall be converted to another use without approval by the Planning Division.
70. The applicant shall provide each garage with an unobstructed minimum interior dimension of 20 feet in width by 20 feet in length.
71. The applicant shall reconfigure the storage area in order to accommodate a washer and dryer area subject to the approval by the Planning Department.
72. The applicant shall replace the proposed storage room door with a pocket door.
73. Guest parking spaces shall be double-striped, and marked as "Guest Parking." Said parking shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
74. Per Section 9162.24 of the Carson Municipal Code, one handicap parking space shall be provided on-site.

LANDSCAPING/IRRIGATION

75. 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 unless otherwise authorized by the Planning Division.

76. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
77. 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.
78. One specimen size tree (30 inch box tree) shall be provided for each condominium unit.

GRAFFITI

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

80. All roof mounted equipment shall be screened from public view or incorporated into the design of the structure or building.
81. 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).
82. All new utility cabinets and equipment shall be undergrounded or screened to the satisfaction of the Planning Division.
83. 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.

AESTHETICS

84. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.
85. Decorative colored concrete pattern shall occur at all driveway entry areas and at all pedestrian walkways.

FENCES/WALLS

86. Perimeter walls shall be architecturally coordinated with the project buildings and subject to the approval of the Planning Division.

LIGHTING

87. Lighting shall be directed downward and inward toward the project site. In no instance shall lighting face adjacent properties or public roadways in a manner that would cause a nuisance or hazard.
88. The applicant shall provide additional lighting for the guest parking area subject to approval by the Planning Department

AIR QUALITY

89. Construction parking shall be configured to minimize air quality impacts to nearby residences.
90. Temporary traffic controls (i.e., flag person) shall be provided during all construction phases to maintain traffic flow.
91. Construction activities shall be scheduled for off-peak hours to the degree practicable.
92. Construction trucks shall be re-routed away from congested streets.
93. Truck deliveries shall be consolidated when possible.
94. 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.
95. Methanol- or natural gas-powered mobile equipment and pile drivers shall be used instead of diesel to the extent available and at competitive prices.
96. Propane- or butane-powered onsite mobile equipment shall be used instead of gasoline to the extent available and at competitive prices.
97. Ground cover shall be replaced in disturbed areas as quickly as possible.
98. Exposed piles (i.e., gravel, sand, and dirt) shall be enclosed, covered, or watered twice daily, or an approved soil binder shall be used.
99. Active grading sites shall be watered at least twice daily.
100. Excavation and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 miles per hour over a 30-minute period.
101. 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.

102. Streets shall be swept at the end of the day if visible soil material is carried over to adjacent roads. Water sweepers using reclaimed water are recommended.
103. Wheel washers shall be installed where vehicles enter and exit unpaved roads onto paved roads.
104. Trucks and any equipment leaving the site shall be washed if dirt, sand, soil, or other loose material is visible.
105. 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.
106. Traffic speed limits of 15 miles per hour or less shall be posted and enforced on all unpaved roads.

NOISE

107. The project contractor(s) shall implement, but not be limited to, the following best management practices (BMPs):
108. Outdoor construction work on the project shall be limited to the hours of 7:00 a.m. and 7:00 p.m. on weekdays and Saturdays. No construction activities shall occur on Sundays or federal holidays.
109. All construction equipment with a high noise generating potential, including all equipment powered by internal combustion engines, shall be muffled or controlled.
110. All stationary noise generating equipment, such as compressors, shall be located as far as possible from existing houses.
111. Machinery, including motors, shall be turned off when not in use.
112. Mobile equipment shall not be allowed to run idle near existing residences or schools.
113. The project sponsor shall designate a "disturbance coordinator" who shall be responsible for responding to any local complaints regarding construction noise. 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. A telephone number of the noise disturbance coordinator shall be conspicuously posted at the construction site fence and on the notification sent to neighbors adjacent to the site.

TRASH

114. Trash collection shall comply with the requirements of the City's trash collection company.

115. If trash enclosures are required by the City's trash collection company, the trash enclosures 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. The enclosures shall incorporate an overhead door (standard electrical or manual), a pedestrian access door and decorative beams or other roofing material to provide visual screening from said multi-story buildings. Trash enclosure design is to be approved by the Planning Division prior to issuance of any building permit(s).
116. Trash enclosures shall measure a minimum of 14 feet wide by six (6) feet deep as required by the City's trash collection company.
117. 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.
118. All other trash collection, including green wastes, shall comply with the requirements of the City's trash collection company.
119. The trash enclosure(s) 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. When adjacent to multi-story buildings, said enclosure shall incorporate an overhead door (standard electrical or manual), a pedestrian access door and decorative beams or other roofing material to provide visual screening from said multi-story buildings. Trash enclosure design is to be approved by the Planning Division prior to issuance of any building permit(s).
120. 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.

CONDOMINIUMS/MULTI-FAMILY

121. The condominium project shall conform to all the development standards as outlined in Section 9128.15 of the Zoning Ordinance, unless otherwise provided for in this approval.

QUALITY ASSURANCE

122. Notwithstanding any other requirements, including those of other agencies, the developer shall comply with the following quality assurance conditions:
 - a. The developer shall provide for increased capitalization of the project's homeowners association by establishing with the association a cash reserve as follows:
 - \$250 per unit, but not less than \$3,000 for 10 or fewer units; and
 - \$5,000 for 11 or greater units.

- b. For projects of less than 20 units, the developer shall provide the homeowners association with independent professional management services for a period of one year from the date 51 percent of the project's units have closed escrow. In the event the developer maintains a professional management services staff for purposes of establishing homeowner's associations, the developer may request approval of the Planning Division to substitute their owner service for the required independent professional management services. Such substitution must be made in writing with such supporting documentation as the General Manager may deem appropriate in order to ensure that the developer's services are equivalent to independent services. The developer's request must be made in sufficient time to allow the projects' CC&Rs to reflect the approach to management services which will be provided.
- c. For projects of 20 units or greater, the developer shall establish the project's homeowners association utilizing independent professional management services.
- d. Compliance with conditions a, b, and c above shall be reflected in the project's CC&Rs as approved by the City Attorney's office.
- e. Prior to the issuance of any occupancy permits, the developer shall deposit into a three-party escrow account a cash deposit for purposes of project quality assurance. The amount of the deposit shall be as follows:
 - \$2,000 per unit for the first 10 units; and
 - \$1,000 per unit for units above 10.

The escrow account deposit shall be retained for a period of two years from the date of closing of the last purchase escrow or until such time as all warranty work and/or corrective work has been satisfactorily completed. The parties to the escrow account shall consist of the developer, the project's homeowners association, and the City of Carson. Disbursements from the escrow account may be made upon mutual agreement of two of the three parties. Closure of the escrow may only take place as noted above with mutual agreement of two of the three parties at which time any remaining funds shall be returned to the developer.

- f. The developer shall offer a minimum two-year unconditional normal use new home warranty from the time of initial sale, including the project's association in the case of common facilities. The new home warranty shall have the effect of extending the manufacturers' warranties to two years.
- g. The developer shall be responsible for facilitating all warranty repairs during the new home warranty period.
- h. All exterior fixtures and equipment used in the project shall be quality grade intended for heavy-duty "commercial-type" applications.
- i. All landscaped areas of the project shall be subject to the posting of a separate landscape viability assurance bond in conjunction with final approval of landscaping and irrigation plans by the Planning Division.

- j. The City's Building and Safety Division may impose such additional requirements over and above standard code requirements as may be deemed necessary in order to ensure the integrity of the following systems: waterproofing; grading and compaction; site drainage; paving; and common area equipment.
- k. The property shall be maintained in good order at all times. If said property is not maintained, the City of Carson shall have the ability to make an assessment of the property and direct all subsequent costs of clean up or improvements to the developer.

BUILDING AND SAFETY

- 123. A building permit may be issued prior to the recordation of the final map provided any reliance on such permit shall not result in any vested right to complete the improvements except as provided in Government Code Sections 66498.1 et. seq. and provided further, that the applicant shall execute an acknowledgment of acceptance of this fact.
- 124. An "Acknowledgment of No Vested Rights in Tentative Map Approval" form shall be filed with the City of Carson prior to the issuance of a building permit except as provided in Government Code Sections 66498.1 et. seq.

EASEMENTS

- 125. A Covenant and Agreement form for any 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.

THE GAS COMPANY

- 126. Applicant must furnish the Gas Company 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.
- 127. Underground Service Alert (USA), (800) 442-4133 or (800) 227-2600, must be notified within 48 hours prior to commencing work. Inform Gas Co. of construction schedules, pre-construction meetings, etc. so that they can plan ahead.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

- 128. Provide water mains, fire hydrants, and fire flows as required by County Forester and Fire Warden for all land shown on the map to be recorded.
- 129. Provide Fire Department and City approved street signs and building address numbers prior to occupancy.

130. Fire Department access shall be extended to within 150 feet distance of any portion of structure to be built.
131. Access shall comply with Section 902 of the Fire Code which requires all weather access. All weather access may require paving.
132. The private driveways shall be indicated on the final map as "Private Driveway and Fire Lane" with the widths clearly depicted and shall be maintained in accordance with the Los Angeles County Fire Code.
133. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
134. The required fire flow for public fire hydrants at this location is 1500 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. Two hydrants flowing simultaneously may be used to achieve the required fire flow.
135. Verify existing public fire hydrant on-site. Location as per map on file with this office (Fire Department).
136. All hydrants shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All hydrants shall be installed a minimum of 25 feet from a structure or protected by a two hour fire wall. Location as per map on file with this office (Fire Department).
137. Submit fire flow information to this office (Fire Department) for approval.

COUNTY SANITATION DISTRICTS – COUNTY OF LOS ANGELES

138. The applicant shall pay the appropriate connection fee to the County Sanitation Districts of Los Angeles County for connection or incremental expansion of the Sewerage System. Payment of the connection fee shall be required prior to issuance of sewer connection permit.

DEPARTMENT OF TOXIC SUBSTANCES CONTROL

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

SOUTHERN CALIFORNIA EDISON

140. In the event that the development requires relocation of facilities on the subject property, which facilities exist by right of easement or otherwise, the owner/developer shall be required to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

141. 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.