

**CITY OF CARSON**  
**DEVELOPMENT SERVICES**  
**PLANNING DIVISION**

**EXHIBIT "B"**

**DESIGN OVERLAY REVIEW NO. 933-06**  
**CONDITIONAL USE PERMIT NO. 617-06**  
**VARIANCE NO. 481-06**  
**TENTATIVE TRACT MAP NO. 66128**

GENERAL CONDITIONS

1. Each extension of this map, provided for in the Subdivision Ordinance, must be accompanied by an extension of Design Overlay Review No. 933-06; Conditional Use Permit No. 617-06 and Variance No. 481-06. All extensions must be secured from the Planning Commission prior to expiration of this map.
2. A site plan and architectural design permit must be granted with this tentative map approval.
3. The applicant shall comply with all city, county, state and federal laws and regulations applicable to this land division.
4. 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 final map (condominiums).
5. 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.
6. 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.
7. 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.
8. The recorded map shall conform to the Conditions of Approval for the tentative map approved by the Planning Commission. Two copies of the final recorded map shall be submitted to the Development Services Group.

9. 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.
10. Within forty-eight hours of approval of the subject project, the applicant shall deliver to the Development Services Group a cashier's check or money order payable to the County Clerk in the amount of \$25.00 (twenty-five dollars) to enable the City to file the Notice of Exemption. If within such forty-eight hour period the applicant has not delivered to the Development Services Group the above-noted cashier's check or money order, the approval for the project granted herein may be considered automatically null and void.
11. The pad elevation on the grading plan shall not differ by more than six inches with the approved Tentative Parcel Map without approval by the Development Services Group.
12. 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.
13. 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.
14. 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 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.
15. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
16. 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.
17. 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.
18. 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.

19. 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. 758-01, Conditional Use Permit No. 04-02-541, and Tentative Tract Map No. 53709. 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

20. The required parking shall meet all applicable standards as outlined in the City of Carson development standards.
21. Guest parking spaces shall be labeled according to corresponding residence.
22. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
23. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
24. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
25. Decorative colored or stamped concrete pattern or pavers shall be used at the private driveway entry and for all pedestrian walkways.

#### LANDSCAPING/IRRIGATION

26. 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.
27. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
28. 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.

29. 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.
30. Landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include, but are not limited to:
  - a. One 30-inch box tree per condominium unit required.
  - b. Annual flowers wherever possible; five and one gallon shrubs; and flats of ground cover planted 8-inches on center.
  - c. Tree height and plant materials to be approved by the project planner prior to installation.
31. The Conditions, Covenants, and Restrictions (CC&Rs) of the Homeowners Association shall indicate that installation, maintenance, and repair of all landscaping in public areas shared by homeowners shall be managed by the Homeowners Association.

#### GRAFFITI LANDSCAPING

32. 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.
33. 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

34. 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.
35. 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

36. Units visible from the street right-of-way shall be architecturally enhanced by using window trim, bay windows, projections, sidings, or window shutters and various contrasting colors.
37. High quality postal delivery receptacles shall be provided subject to the approval of the Planning Manager.

38. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Manager, and should drain into landscaping areas.
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. The subject property shall be maintained at all times to present an attractive appearance.
41. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division.

#### FENCES/WALLS

42. Perimeter walls shall be architecturally coordinated with the project buildings and subject to the approval of the Planning Division.
43. Where walls are used, they shall be of decorative material to include stucco block, slumpstone or splitface. Fencing within front setback area shall not exceed 42 inches in height. In no case shall fencing exceed six (6) feet in height.
44. Chain-link fencing, including barbed and concertina wire, shall be removed. Decorative wrought iron fencing or a wall shall be used as a replacement if necessary.

#### AIR QUALITY

45. Construction parking shall be configured to minimize air quality impacts to adjacent residences.
46. Temporary traffic controls (i.e., flag person) shall be provided during all construction phases to maintain traffic flow.
47. Construction activities shall be scheduled for off-peak hours to the degree practicable.
48. Construction trucks shall be re-routed away from congested streets.
49. Truck deliveries shall be consolidated when possible.
50. Construction equipment and vehicle engines shall be maintained in good condition and in proper tune as per manufacturers' specifications and pre SCAQMD rules, to minimize exhaust emissions.
51. Methanol- or natural gas-powered mobile equipment and pile drivers shall be used instead of diesel to the extent available and at competitive prices.
52. Propane- or butane-powered onsite mobile equipment shall be used instead of gasoline to the extent available and at competitive prices.
53. Ground cover shall be replaced in disturbed areas as quickly as possible.

54. Exposed piles (i.e., gravel, sand, and dirt) shall be enclosed, covered, or watered twice daily, or an approved soil binder shall be used.
55. Active grading sites shall be watered at least twice daily.
56. Excavation and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 miles per hour over a 30-minute period.
57. 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.
58. 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.
59. Wheel washers shall be installed where vehicles enter and exit unpaved roads onto paved roads.
60. Trucks and any equipment leaving the site shall be washed if dirt, sand, soil, or other loose material is visible.
61. 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.
62. Traffic speed limits of 15 miles per hour or less shall be posted and enforced on all unpaved roads.

## NOISE

63. The project contractor(s) shall implement, but not be limited to, the following best management practices (BMPs):
  - a. 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.
  - 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.
  - 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.
64. 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 implementation of reasonable measures to correct the problem.

65. 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.

#### CONDOMINIUMS/MULTI-FAMILY

66. The condominium project shall conform to all the development standards as outlined in Section 9128.15 and 9128.54 of the Zoning Ordinance, unless otherwise provided for in this approval.
67. The Declaration of Covenants, Conditions and Restrictions shall be provided for as outlined in Section 9128.17 of the Zoning Ordinance and submitted to the Planning Division for review and approval.

#### QUALITY ASSURANCE (CONDOMINIUMS ONLY)

68. 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:
    - i. \$250 per unit, but not less than
    - ii. \$3,000 for 10 or fewer units
    - iii. \$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:
  - i. \$2,000 per unit for the first 10 units;
  - ii. \$1,000 per unit for units above 10; and
  - iii. 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 to all first time buyers, 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

- 69. 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.

#### TRASH

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



71. 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).
72. Trash enclosures shall measure a minimum of 14 feet wide by six (6) feet deep as required by the City's trash collection company.
73. Trash pickup areas for the detached units shall be designated along the private driveway.
74. 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.
75. All other trash collection, including green wastes, shall comply with the requirements of the City's trash collection company.

#### EASEMENTS

76. 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.

#### THE GAS COMPANY

77. 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.
78. 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. If no action is taken on this project within 24 months, plans will be discarded.

#### CALIFORNIA WATER SERVICE COMPANY

81. Cal Water is prepared to provide potable water service to this project in accordance with the rates, rules, tariffs, and regulations in effect and on file with the California Public Utilities Commission, or as modified in the exercise of its jurisdiction. The rates, rules, tariffs, and regulations for Dominguez District can be obtained from [www.calwater.com](http://www.calwater.com).

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

79. Access shall comply with Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
80. Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
81. 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. All required fire hydrants shall be installed, tested and accepted prior to construction.
82. 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.
83. Provide Fire Department and City approved street signs and building address numbers prior to occupancy.
84. Provide water mains, fire hydrants, and fire flows as required by the County of Los Angeles Fire Department for all land shown on the map to be recorded.
85. The required fire flow for public fire hydrants at this location is 1,500 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. Two (2) hydrants flowing simultaneously may be used to achieve the required fire flow.
86. Fire hydrant requirements are as follows:
  - a. Install 1 public fire hydrant.
87. All hydrants shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current AWWA Standard C503 or approved equal. All onsite hydrants shall be installed a minimum of 25 feet from a structure or protected by a two (2) hour rated firewall. The location of each hydrant shall be in conformance with the map on file with the Carson Planning Division and the County of Los Angeles Fire Department.
88. All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access must be provided and maintained serviceable throughout construction.
89. Upgrade not necessary, if existing hydrant (s) meet(s) fire flow requirements.
90. Submit completed (original only) fire flow availability form to the County of Los Angeles Fire Department for review.

91. Submit fire hydrant improvement plans to the County of Los Angeles Fire Department prior to final map clearance.

COUNTY SANITATION DISTRICTS – COUNTY OF LOS ANGELES

92. 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' Keystone Trunk Sewer, located in Main Street at 220<sup>th</sup> Street. This 15-inch diameter trunk sewer has a design capacity of 1.9 million gallons per day (mgd) and conveyed a peak flow of 1 mgd when last measured in 2003.
93. 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 317.3 mgd.
94. The expected average wastewater flow from the project site is 1,560 gallons per day.
95. 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.
96. 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.

DEPARTMENT OF TOXIC SUBSTANCES CONTROL

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

DEPARTMENT OF PUBLIC WORKS - COUNTY OF LOS ANGELES

Drainage

98. Conditions are to be provided when the drainage concept is approved.

Geologic/Soils

99. Prior to issuance of building permits, a geologic/soils report shall be approved.

Grading

100. A grading plan and soils report must be submitted and approved prior to issuance of building permits. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the Standard Urban Stormwater Mitigation Plan (SUSMP) devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to grading plan approval.

Road

101. Dedicate right of way 20 feet from centerline along the property frontage on Fiat Street. Eight (8) feet of additional right-of-way is required beyond the existing right-of-way line.
102. Make an offer of 10 feet future right-of-way beyond the 20 feet proposed dedicated right-of-way from centerline along the property frontage on Fiat Street or to the satisfaction of the City Engineer. Whenever there is an offer of a future street, provide drainage statement/letter.
103. If applicable, remove the existing chainlink fence along the property frontage from the proposed dedicated right-of-way on Fiat Street to the satisfaction of the City Engineer.
104. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Fiat Street.
105. Repair any displaced, broken, or pavement on along the property frontage on Fiat Street.

106. Construct curb, gutter, and sidewalk along the property frontage on Fiat Street to the satisfaction of the City Engineer. The curb and gutter shall line up with the adjacent pavement and approximately 30 feet from the curb on the south side of the street. A four foot wide sidewalk shall be constructed along the property frontage adjacent to the proposed dedicated right-of-way line.
107. Construct parkway improvements (sidewalk, driveway, landings, etc.) that either serve of form part of a pedestrian access route to meet current ADA requirements to the satisfaction of the City Engineer.
108. Plant street trees along the property frontage on Fiat Street to the satisfaction of the City Engineer.
109. Underground all new utility lines to the satisfaction of the City Engineer and Southern California Edison.
110. Prior to final map approval, the subdivider shall enter into an agreement with the City franchised cable TV operator 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 Engineer.
111. Comply with the following street lighting requirements to the satisfaction of the City:
  - a. Provide street lights on concrete poles with underground wiring along the property frontage on Fiat 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 Public Works. For additional information, please contact the Street Lighting Section at (626) 300-4726.
  - b. 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 the 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 or 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.

Sewer

112. Conditions are to be provided when the sewer area study is approved.

Water

113. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall

include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.

114. 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.
115. 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 for this land division to the satisfaction of the City Engineer.
116. Submit landscape and irrigation plans for each multi-family lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance, to the satisfaction of the City Engineer.

#### Subdivision

117. Place a note on the final map to the satisfaction of the City Engineer indicating that this map is approved as a condominium project for six units.
118. Label driveways and multiple access strips as a private driveway and fire lane and delineate on the final map to the satisfaction of the City Engineer.
119. If required, provide suitable turnaround and label the driveway private driveway and fire lane on the final map to the satisfaction of the City Engineer.
120. Provide reciprocal easements for ingress/egress, sewer, water, utilities, and maintenance purposes, etc., over the common driveway in document to the satisfaction of the City Engineer.
121. Provisions shall be made for the continual maintenance of the common areas. This can be achieved by the formation of a homeowner's association, comprised of the owners of the residential units, responsible for the maintenance of the common areas.
122. Relocate or quitclaim any easements interfering with building locations to the satisfaction of the City Engineer.
123. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
124. Provide addressing information in Microsoft Excel format to the satisfaction of the City Engineer.
125. Remove existing structures prior to final map approval. Demolition permits are required from the Building and Safety office.

126. 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 Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
127. A final map prepared by, or under the direction of, a pre-1982 registered Civil Engineer or licensed Land Surveyor must be processed through the City Engineer prior to being filed with the Registrar-Recorder/County Clerk's office.
128. The following finding should be made by City Council if any dedications are made by certificate on the final map:
  - The City Council hereby determines that the division and development of the property in the manner set forth on the map of Tract No. 66128 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 tract.

DEPARTMENT OF PUBLIC WORKS, CITY ENGINEER/SUPERINTENDENT OF STREET  
LAND DEVELOPMENT DIVISION – COUNTY OF LOS ANGELES

129. A drainage concept and stormwater quality plan are required prior to issuance of building permit.
130. A drainage plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.

DEPARTMENT OF PUBLIC WORKS, CITY ENGINEER/SUPERINTENDENT OF STREET  
LAND DEVELOPMENT DIVISION –SEWER - COUNTY OF LOS ANGELES

131. Prior to the issuance of a building permit, the subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of the City Engineer.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

132. A construction permit is required for any work to be done in the public right-of-way.
133. Repair any broken or damaged improvements on Fiat Street fronting the proposed subdivision to the satisfaction of the city.

134. All existing overhead utility lines below 60 KV and all new utility lines shall be underground to the satisfaction of the City.
135. The applicant shall dedicate 8' wide right-of-way along Fiat Street fronting the proposed subdivision, to the City of Carson for public right of way improvement purposes.
136. The applicant shall construct or guarantee the construction of the public street improvements for the half street (from centerline of Fiat Street to the right of way line) adjacent to the subject property. Street improvement includes installation of rubberized slurry seal, sidewalk, curb and gutter. The required improvements shall be constructed per city standard and to the satisfaction of the City Engineer prior to the issuance of the Certificate of Occupancy.
137. Remove existing driveway not serving the site and construct sidewalk and curb and gutter per City of Carson Standard Drawing Nos. 118 and 108.
138. 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.
139. 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 approval of the tentative map.
140. The applicant shall construct or 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.
141. The developer shall construct new driveway approaches per city standard and in compliance with the ADA requirements. The applicant shall protect or relocate any facilities to accommodate the proposed driveway approach.
142. Where sidewalks meander around the proposed driveway and extending beyond the public right-of-way, the required described sidewalk easements shall be submitted and approved prior to building permit issuance.
143. The applicant shall submit an area study to the L.A. County Department of Public Works to determine if capacity is available in the sewerage system to be used as the outlet for the sewer in this development. If the system is found to have insufficient capacity, the problem must be resolved to the satisfaction of the L.A. County Sewer Department.



144. 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.
145. The applicant shall provide a statement from the water purveyor indicating that the purveyor will operate the water system, and that under normal condition, the system will meet the requirements for the proposed development.
146. 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.
147. The applicant 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.
148. The applicant shall pay \$32,856.00 in park and recreation fees prior to approval of the final map.
149. 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.
150. Any improvement damaged during the construction shall be removed and reconstructed per City standard plan and to the satisfaction of the City Engineer.
151. Any missing 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.
152. At the time of final map recordation, the developer's engineer shall submit the approved project electronically stored on 3-1/2" diskette or CD in AutoCad or Arc View format to Engineering Services Department, including map and all improvement plans, in compliance with the County of Los Angeles adopted Digital Subdivision Ordinance (Ordinance No. 99-0080).

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

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

PLANNING DIVISION - CITY OF CARSON

154. Applicant shall pay the City \$2,570 for supplemental fees associated with the review of the Tentative Tract Map by the Public Works Division, County of Los Angeles, prior to the issuance of a building permit.