

CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION

EXHIBIT "B"

DESIGN OVERLAY REVIEW NO. 927-06
CONDITIONAL USE PERMIT NO. 607-06
TENTATIVE PARCEL MAP NO. 060312

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. 927-06 and Conditional Use Permit No. 607-06. All extensions must be secured from the Planning Commission prior to expiration of this map.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
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, in particular Carson Municipal Code Section 9128.17, 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 finally 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 or City Council of the City of Carson.
10. 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 and approval by the Planning Commission.
11. The applicant shall file an Affidavit of Acceptance with the Planning Division within 30 days of receipt of the signed Planning Commission resolution. The applicant shall record said Affidavit and these conditions of approval in the Office of the Los Angeles County Recorder, and proof of such recordation shall be submitted to the Planning Division within 30 days of receipt of the Planning Commission resolution.
12. It is further made a condition of this approval that if any condition is violated or if any law, statute or 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. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
14. 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.
15. 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. 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. 927-06 and Conditional Use Permit No. 607-06, and Tentative Parcel Map No. 060312. 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

16. The required parking shall meet all applicable standards as outlined in the City of Carson development standards.
17. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
18. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
19. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
20. Decorative colored concrete pattern or pavers shall be used at the private driveway entry and for all pedestrian walkways.

LANDSCAPING/IRRIGATION

21. 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.
22. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
23. 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.
24. 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.
25. Landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include, but are not limited to:
 - a. Annual flowers wherever possible; five and one gallon shrubs; and flats of ground cover planted 8-inches on center.
 - b. Tree height and plant materials to be approved by the Planning Manager prior to installation.

- c. Climbing vines on the wall located along the eastern property line, to a point north on the property where the driveway width tapers from 26 feet to 20 feet. The minimum planter width may be used to satisfy this requirement, subject to review and approval by the Planning Manager prior to installation.
26. The Conditions, Covenants, and Restrictions (CC&Rs) of the Homeowners Association shall indicate that the installation, maintenance, and repair of all landscaping in public areas shared by homeowners shall be managed by the Homeowners Association.

GRAFFITI LANDSCAPING

27. 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.
28. 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

29. 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.
30. 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

31. High quality postal delivery receptacles shall be provided subject to the approval of the Planning Manager.
32. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Director, and should drain into landscaping areas.
33. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.
34. The subject property shall be maintained at all times to present an attractive appearance.
35. The common driveway shall be concrete. A pedestrian walkway of at least three feet wide shall be provided from the front to the back of the property. The pedestrian walkway can be part of and at the same level as the common

- driveway, but must be distinguishable through use of pavers, colored concrete, texture, or other method approved by the Planning Division.
36. 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 Manager.

FENCES/WALLS

37. A six-foot high, concrete-masonry unit wall shall be erected on the perimeter of the subject property, beyond the front yard setback area and shall be architecturally coordinated with the project buildings and subject to the approval of the Planning Division.
38. Where walls are used, they shall be of decorative material to include stucco block, slumpstone or splitface.
39. Decorative wrought-iron, at a height not greater than 42-inches shall be used for the fence along the front yard setback, including the entrance gate adjacent and perpendicular to the west property line. Chain-link fencing is not permitted.

LIGHTING

40. A precise lighting plan shall be submitted showing all proposed street, walkway, and guest parking area lighting, subject to the approval of the Planning Division.
41. 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 safety hazard to persons.

AIR QUALITY

42. Each garage shall be provided with electrical wiring and features appropriate to support alternative fuel vehicles subject to the approval of the Planning Division.
43. Construction parking shall be configured to minimize air quality impacts to adjacent residences.
44. Temporary traffic controls (i.e., flag person) shall be provided during all construction phases to maintain traffic flow.
45. Construction activities shall be scheduled for off-peak hours to the degree practicable.
46. Construction trucks shall be re-routed away from congested streets.
47. Truck deliveries shall be consolidated when possible.

48. 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.
49. Ground cover shall be replaced in disturbed areas as quickly as possible.
50. Exposed piles (i.e., gravel, sand, and dirt) shall be enclosed, covered, or watered twice daily, or an approved soil binder shall be used.
51. Active grading sites shall be watered at least twice daily.
52. Excavation and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 miles per hour over a 30-minute period.
53. 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.
54. 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.
55. Wheel washers shall be installed where vehicles enter and exit unpaved roads onto paved roads.
56. Trucks and any equipment leaving the site shall be washed if dirt, sand, soil, or other loose material is visible.
57. 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.
58. Traffic speed limits of 15 miles per hour or less shall be posted and enforced on all unpaved roads.

NOISE

59. 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.

60. 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.

CONDOMINIUMS/MULTI-FAMILY

61. 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.

QUALITY ASSURANCE (CONDOMINIUMS ONLY)

62. 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 \$3,000 for 10 or fewer 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. Compliance with conditions a and b above shall be reflected in the project's CC&Rs as approved by the City Attorney's office.
 - d. 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;
 - ii. 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.

- e. 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.
- f. The developer shall be responsible for facilitating all warranty repairs during the new home warranty period.
- g. All exterior fixtures and equipment used in the project shall be quality grade intended for heavy-duty "commercial-type" applications.
- h. 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.
- i. 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.
- j. 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

- 63. 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

- 64. Trash collection shall comply with the requirements of the City's trash collection company. If not required, provide a letter to that effect, addressed to the Planning Division on trash collection company letterhead.
- 65. 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).
- 66. Trash enclosures shall measure a minimum of 14 feet wide by six (6) feet deep as required by the City's trash collection company.

67. Trash pickup areas for the detached units shall be designated along the private driveway.
68. 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.
69. All other trash collection, including green wastes, shall comply with the requirements of the City's trash collection company.

EASEMENTS

70. 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

71. 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.
72. 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

73. Access shall comply with Section 902 of the Fire Code, which requires all weather access. All weather access may require paving
74. Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
75. 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.
76. 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.
77. Provide Fire Department or City approved street signs and building access numbers prior to occupancy.

78. Provide water mains, fire hydrants and fire flows as required by the County of Los Angeles Fire Department, for all land shown on map which shall be recorded.
79. Fire hydrant requirements are as follow:
 - a. Upgrade/Verify one (1) existing public fire hydrant.
80. The required fire flow for public fire hydrants at this location is 2250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 2 Hydrant flowing simultaneously may be used to achieve the required fire flow.
81. 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 on the south side of 220th Street, nearest the property line.
82. 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.
83. Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
84. Provide evidence on LACoFD fire flow form, Form 196, to the Fire Department Land Development Unit, that the hydrant and available flow rate meets LACoFD requirements. Additional requirements may be required during building plan check phase.

COUNTY SANITATION DISTRICTS – COUNTY OF LOS ANGELES

85. 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

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

SOUTHERN CALIFORNIA EDISON

87. 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.

DEPARTMENT OF PUBLIC WORKS - COUNTY OF LOS ANGELES

Drainage

88. Approval of this map pertaining to drainage is required.

Geologic/Soils

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

Grading

90. A grading plan and soils report must be submitted and approved prior to the approval of a final map and subsequent issuance of building permits. The grading plans must show and call out the construction of 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

91. Dedicate right-of-way 28 feet from the centerline on 220th Street. Three feet of additional right-of-way is required beyond the existing right-of-way line. Permission is granted to reduce the parkway width from 12-feet to 10-feet along the property frontage on the northerly side on 2220th Street in keeping with the neighborhood pattern, subject to the approval of the Development Services General Manager of the City of Carson.
92. Repair any displaced, broken, or damaged curb, gutter, sidewalk, driveway apron, and pavement along the property frontage on 220th Street to the satisfaction of the Development Services General Manager of the City of Carson.
93. 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 220th Street to the satisfaction of the Development Services General Manager of the City of Carson. 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.

- b. The proposed development or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
 - i. Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - ii. Provide business/property owner's name(s), mailing address(es), site address, Assessor's Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - iii. Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
 - c. Note that the annexation and assessment balloting process takes approximately ten to twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
 - d. For acceptance of street light transfer billing, the area must be annexed into the Lighting District and 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, all street lights in development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing by at least 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. The transfer of billing could be delayed one or more years if the above conditions are not met.
94. Plant street trees along the property frontage on 220th Street to the satisfaction of the City.
 95. Underground all new utility lines to the satisfaction of the Development Services General Manager of the City of Carson and Southern California

Edison. Please contact Construction Division of the County of Los Angeles Department of Public Works at (626) 458-3129 for new location(s) of any aboveground utility structure in the parkway.

96. 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

97. A sewer area study must be reviewed and approved by the Los Angeles County Sanitation District for the discharge of sewer into the sewer trunk line. The County Sanitation District's comments are on file in the Planning Division. For further questions, contact Ruth I. Frazen, Engineering Technician, in the Facilities Planning Department at (562) 908-4288, extension 2717.

Water

98. 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 as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
99. 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.
100. Submit landscape and irrigation plans to the satisfaction of the Development Services General Manager of the City of Carson.
101. 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.

Subdivision

102. 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 four (4) units.
103. Provide a numeric reference for all units.

104. Label driveways and multiple access strips as a private driveway and fire lane and delineate on the final map to the satisfaction of the Development Services General Manager of the City of Carson.
105. Provide reciprocal easements for ingress/egress, utilities, and maintenance purposes, etc., over the common driveway on the final map to the satisfaction of the Development Services General Manager of the City of Carson.
106. 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.
107. Relocate or quitclaim any easements interfering with building locations to the satisfaction of the City Engineer.
108. Remove existing structures prior to final map approval. Demolition permits are required from the Building and Safety office.
109. Provide addressing information in a digital format suitable for input into the City of Carson's Geographic Information Systems (GIS) Division. Contact Alex Rocco, GIS Analyst at (310) 952-1700, extension 1819 for more information.
110. 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.
111. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of the filing of the final map with the Registrar-Recorder/County Clerk's office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders, and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's office.

COUNTY OF LOS ANGELES – DEPARTMENT OF THE CITY ENGINEER – CITY ENGINEER/SUPERINTENDENT OF STREETS, LAND DEVELOPMENT DIVISION - SEWER

112. A sewer area study is required to be submitted to this office 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.

113. Obtain a “will serve” letter from the Los Angeles County Sanitation District for the discharge of sewer into the trunk line.
114. A revised tentative map is required to show the following additional items:
 - a. Show how the proposed building closest to 220th Street is to be served by existing public sewer and call out the proposed point of connection.
 - b. Show any off-site improvements required by the approved area study.

COUNTY OF LOS ANGELES – DEPARTMENT OF THE CITY ENGINEER – CITY ENGINEER/SUPERINTENDENT OF STREETS, LAND DEVELOPMENT DIVISION - WATER

113. Provide a “will serve” letter 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.
114. A revised tentative map is required to show the following additional items:
 - a. Dominguez Water Company is the water purveyor for this location. Revise the name of the water company under utilities on the tentative map.

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS, LAND DEVELOPMENT DIVISION – SUBDIVISION PLAN CHECKING SECTION, HYDROLOGY, DRAINAGE, AND GRADING UNIT

115. A drainage concept showing the extent of drainage impacts must be submitted. Provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Show slopes for existing and proposed streets. Provide a letter of intent for any offsite work.
116. Submit a revised tentative map showing benchmark information, earthwork volumes (in cubic yards), clear and legible offsite contour lines, offsite drainage patterns, and proposed finished floor elevations. Show all existing and proposed contours, elevations, and grading on the exhibit map. Show and label all existing Los Angeles County drainage systems and easements. Offsite flow should not be blocked by the proposed development.
117. Clearly label the ultimate limits of the proposed private driveway and fire lane to the satisfaction of the Fire Department. The paved area should be clearly shown and should be clear to sky, not including any proposed structures, block walls, or fences.

118. Provide a note declaring the presence or proposed status (protect, encroach, remove) of all oak trees on the site, if any.
119. Correct the location description of the assumed benchmark.
120. Remove the “drainage system” description from the tentative map.
121. For more information regarding condition nos. 115-121, contact Diego Rivera at (626) 458-4921.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

122. Prior to tentative map approval, a soils report, sewer area study, drainage concept, and storm water quality plan shall be reviewed and approved. Tentative map approval will not be granted until the required soils, sewer, drainage concept and storm water information have been received and found satisfactory.
123. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept and stormwater quality plan.
124. A final guarantee will be required at the time of the filing of the Final Map with the County Recorder/County Clerk’s Office.
125. Dedicate 3-ft of additional right-of-way along the development frontage along 220th Street is required beyond the existing right-of way line. Developer shall prepare legal description for required dedication, for review and approval of the City Engineer and Recordation with County Records Office.
126. Repair any broken or raised sidewalk, curb and gutter along 220th Street within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
127. The Developer shall fill in missing sidewalk, remove and replace any broken/damaged driveway approach in the public right of way abutting the proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
128. 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 approach width allowed for the site is 20 feet.
129. 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.

130. Remove unused driveway approach 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.
131. Provision shall be made for the continual maintenance of the common driveways and common areas. This can be achieved by the formation of an association, comprise of the owners of the units, responsible for the maintenance of the common driveways and common areas.
132. Install streetlights on concrete poles with underground wiring along 220th Street to the satisfaction of the L.A. County Street Lighting Division, Department of Public Works.
133. If any, all new overhead utility lines, along 220th Street abutting the proposed development shall be underground to the satisfaction of the City Engineer.
134. Plant approved parkway trees on locations where trees are missing per City of Carson Standard Nos. 117, 132, 133 and 134.
135. Install irrigation system for the purpose of maintaining the parkway trees to be planted along the frontage of the development on 220th Street.
136. 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.
137. 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.
138. Offsite sewer improvements are tentatively required.
139. Offsite water improvements are tentatively required.
140. 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.

Street Improvements along 220th Street

141. A construction permit is required for any work to be done in the public right-of-way.

142. 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.
143. 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.
144. 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.
145. 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 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
123. The Developer shall pay \$21,140.00 in Park and Recreation Fees prior to Certificate of Occupancy, request for utilities or approval of the Final Map.
124. 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.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

148. 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.

PARKS AND RECREATION – CITY OF CARSON

149. The applicant shall pay \$21,140.00 in park and recreation fees prior to obtaining a building permit.