

**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO. 24-2873**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING SITE PLAN AND DESIGN REVIEW NO. 1890-22, CONDITIONAL USE PERMIT NO. 1117-22 AND TENTATIVE TRACT MAP NO. 83598 FOR A 34-UNIT TOWNHOME CONDOMINIUM DEVELOPMENT AT 215-231 W. CARSON STREET (APNs 7343011013, 7343011018, 7343011019 and 7343011020)**

**WHEREAS**, on November 1, 2021, the Department of Community Development received an application from Maupin Development for the following entitlements for a proposed 34-unit townhome condominium development on a 1.46-acre site which is currently vacant, and which consists of four parcels located at 215-231 W. Carson Street (APNs 7343-011-020, 7343-011-019, 7343-011-018, and 7343-011-013) and is legally described in Exhibit "A" attached hereto (the "Property"):

- Site Plan Review and Design Review (DOR) No. 1890-22, to approve the development plan for the project;
- Conditional Use Permit (CUP) No. 1117-22, to approve the proposed use of the project; and
- Tentative Tract Map (TTM) No. 83598, to approve a subdivision of the project site into a lot for purposes of the 34-unit townhome condominium development.

**WHEREAS**, on August 27, 2024, the project was presented to the Planning Commission for consideration in a public hearing. Upon the Planning Commission's deliberation regarding safe pedestrian ingress, egress and on-site circulation concerns, the Planning Commission voted 8-1 in favor of continuing the item to allow the applicant and staff to address this concern. As a result, the proposed project revised development plans illustrate pedestrian walkways and three emergency access gates.

**WHEREAS**, the proposed use and development is a 34-unit residential townhome condominium development containing eight, 30-foot-high residential buildings, private and common open space, off-street parking, internal roadway, infrastructure connections, and landscaping. The proposed residential unit mix consists of 6 two-bedroom units and 28 three-bedroom units. The project would provide common amenities such as a playground area, a 323-square-foot community room, and recreation space. Each unit will have approximately 151 square feet of private open space. The proposed landscape area is 14,038 square feet.

**WHEREAS**, the application was deemed complete on March 9, 2022, before the General Plan 2040 and Zoning Code Phase 1 were adopted. The General Plan and zoning standards that were in effect at that time apply to the project, including the General Plan land use designation of Mixed-Use Residential (MUR) and the zoning of Mixed-Use – Carson Street ("MU-CS") for the project site.

**WHEREAS**, studies and investigations were made, and a staff report with recommendations was submitted, and the Planning Commission, upon giving the required notice,

did on the 14th day of August 2024, conduct a duly noticed public hearing as required by law to consider the project application. Notice of the hearing was posted on the subject property and mailed to property owners of properties within a 750-foot radius by August 17, 2024.

**WHEREAS**, the Planning Commission, having duly reviewed and considered the project and all associated documents and evidence in the record, hereby intends to approve DOR No. 1890-22, CUP No. 1117-22 and TTM No. 83598 for the project, subject to the conditions of approval set forth in Exhibit “B” hereto (“Conditions”).

**WHEREAS**, all legal prerequisites to the adoption of this Resolution have occurred.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS AND RESOLVES AS FOLLOWS:**

**SECTION 1.** The Planning Commission finds that the foregoing recitals are true and correct, and the same are incorporated herein by this reference as findings of fact.

**SECTION 2.** With respect to **Site Plan and Design Review No. (DOR) 1890-22**, the Planning Commission finds that, with the inclusion of the Conditions:

- a) The proposed development plan is compatible with the applicable General Plan and the surrounding uses.

The Carson General Plan sets forth goals and policies that provide guidance related to the community’s vision for Carson. Some goals of the Housing Element are to maintain and enhance neighborhood quality, and to provide an adequate supply of housing for all economic segments of the City.

The project would include 34 new residential units, including six two-bedroom units and 28 three-bedroom units, on a lot that is currently vacant.

The proposed development is compatible with the surrounding uses, which are commercial and residential, including low density residential uses to the north, a commercial shopping center to the east, small commercial uses such as restaurants and offices to the west, and mobile home park and multifamily residential and commercial retail uses to the south. The development is plan consistent with the surrounding neighborhood character and would supply new housing in the City. There is no applicable specific plan for the area.

- b) The proposed development plan is compatible in architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces, and other features relative to a harmonious and attractive development of the area. All applicable development standards of the City’s Zoning Ordinance are met. The townhomes’ exterior design is contemporary architecture consisting of various muted shades of gray paint and natural white stucco paint, composite wood siding accents; and recessed double-paned windows with black frames. The clubhouse building and attached enclosed trash structure will be designed to match the townhome architecture design.
- c) The proposed development plan provides for convenience and safety of circulation for pedestrians and vehicles. There will be pedestrian ADA compliant walkway accessibility at the north, south, west and east perimeters of project site leading to each unit and vehicular accessibility via one right-in, right-out access driveway on Carson Street. Paved 26-foot-wide internal roadways as private streets will provide circulation throughout the project site. The City’s Traffic Engineer has reviewed and approved the project traffic analysis and project plans and determined that safe and adequate access and circulation

will be provided, and the proposed project will not have a significant traffic effect. The proposed development will include 34 two-car garages (one for each townhome) plus 10 guest parking spaces (including one ADA van accessible space), for a total of 78 parking spaces, and two bicycle spaces, all of which complies with the Carson Zoning Ordinance parking requirements. The project design will allow for and promote safe and convenient pedestrian and vehicle circulation.

- d) There is no proposed signage for the project. Any signage associated with the project will be pursuant to a separate permit and shall exhibit attractiveness, effectiveness, and restraint in signing graphics and color.
- e) The proposed development will be in one phase (i.e., will not be a phased development).
- f) The required findings pursuant to Section 9172.23(D), "Site Plan and Design Review," can be and are made in the affirmative.

**SECTION 3.** With respect to **Conditional Use Permit No. 1117-22**, the Planning Commission finds that, with the inclusion of the Conditions:

- a) The proposed use and development are consistent with the 2004 General Plan of the City of Carson. The Property has a General Plan land use designation of Mixed-Use Residential which allows for residential uses at the proposed density. Under the MU-CS zoning designation, residential condominium uses are allowed on the Property with a conditional use permit. Accordingly, a conditional use permit is required pursuant to CMC Section 9138.17, 9131.1, 9133, and 9172.21. The required conditions of approval pursuant to the CMC have been incorporated into the Conditions. The proposed use and development are consistent with the 2004 General Plan policies, including but not limited to LU-8.3 (Locate higher density residential uses in proximity to commercial centers in order to encourage pedestrian traffic and provide a consumer base for commercial uses), LU-9 (Aggressively enforce the City's codes), LU-12.5 (Improve City appearance by requiring landscaping to screen, buffer and unify new and existing development. Mandate continued upkeep of landscaped areas), and LU-15.2 (Maintain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live in Carson).
- b) The project site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development.
- c) There will be adequate street access and traffic capacity. The proposed use and development will have pedestrian and vehicular accessibility from West Carson Street, and 26-foot-wide internal streets will provide internal circulation throughout the proposed development. The City's Traffic Engineer has reviewed and approved the traffic analysis and project plans as discussed in Section 2(c) above. The project design will allow for and promote safe and convenient pedestrian and vehicle circulation. The project complies with all applicable parking requirements of the Carson Zoning Ordinance.
- d) There will be adequate water supply for fire protection. The County of Los Angeles Fire Department has reviewed and approved the proposed project and concluded there will be adequate water supply for fire protection with the proposed Fire Department Conditions.
- e) The proposed use and development will be compatible with the intended character of the area, which is mixed-use commercial and residential (but which allows the proposed residential condominium development with the proposed Conditional Use Permit) for the project site and areas to the south, east and west, and low-density

residential for the area to the north.

- f) Affirmative findings can be, and are, made with respect to all criteria specified for the proposed use in the Carson Zoning Ordinance, including compliance with CMC 9133 and 9138.17, pursuant to CMC 9172.21(D)(1)(f).

**SECTION 4.** With respect to **Tentative Tract Map No. 83598**, pursuant to CMC Section 9203.14 and in accordance with the terms and provisions of the Subdivision Map Act, the Planning Commission finds that, with the inclusion of the Conditions:

- a) The TTM was reviewed by the City Engineer, Community Development Department, and the Los Angeles County Department of Public Works (LADPW) for compliance with the City's Municipal Code and Subdivision Map Act, and all recommended conditions for the final map approval have been included in the Conditions. Per the Conditions, the map will be required to comply with all Conditions of Approval recommended by City staff and the LADPW.
- b) The TTM is consistent with the City's 2004 General Plan, including being compatible with the objectives, policies, general land uses, and programs specified in such plan. There is no applicable specific plan.
- c) The TTM provides for subdivision of the project site into a lot for purposes of the proposed the 34-unit residential condominium development. City approval of a final map, which must conform to the TTM and the conditions of approval thereof, will be required to complete the process.
- d) The proposed subdivision, together with the provisions for its design and improvement, is consistent with the 2004 General Plan and compatible with the 2004 General Plan objectives, policies, general land uses, and programs. The TTM and the proposed subdivision advances the General Plan goals and polices related to land use, transportation, housing, and economic development. The design and improvement of the proposed subdivision is consistent with the General Plan.
- e) None of the findings requiring denial pursuant to California Government Code Section 66474 can be made.
- f) The project site is physically suitable for the proposed 34-unit residential condominium project, including the type and density of the proposed development. The project site will adequately accommodate the project and its proposed density of 23 units per acre.
- g) The discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by the regional water quality control board pursuant to Division 7 (commencing with Section 13000) of the Water Code.
- h) The project is exempt from CEQA as provided in Section 5 below.

**SECTION 5.** The Planning Commission further: (1) finds the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, In-Fill Development, which consists of projects characterized as in-fill development meeting the conditions described below.

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more

than five acres substantially surrounded by urban uses.

- (c) The project site has no value as habitat for endangered, rare, or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

The project meets all the criterion for this CEQA categorical exemption. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The development is within the City of Carson jurisdiction and the project site is not larger than five acres and is substantially surrounded by urban uses. There is no natural or native vegetation on the project site; the property has no value as a habitat of endangered species. The site was previously developed and can be adequately service by all required utilities and public services. Approval of the project will not result in any significant effects related to traffic, noise, air quality or water quality. With respect to traffic, scoping and VMT memos have been prepared for the project and reviewed by the City's Traffic Engineer, who upon doing so determined the proposed project will not have any significant traffic effects.

No exception to the categorical exemption applies under CEQA Guidelines Section 15300.2.

A Notice of Exemption shall be filed with the County Clerk of the County of Los Angeles pursuant to CEQA.

**SECTION 6.** Based on the findings and conclusions set forth above, the Planning Commission hereby approves DOR No. 1890-22, CUP No. 1117-22 and TTM No. 83598, all subject to the Conditions.

**SECTION 7.** This decision of the Planning Commission shall become effective and final 15 days after the date of the action unless an appeal is filed within that time in accordance with Section 9173.4 of the Zoning Ordinance.

**SECTION 8.** The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

**APPROVED** and **ADOPTED** this 24<sup>h</sup> day of September 2024.

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**DIANNE THOMAS**  
**CHAIRPERSON**

**ATTEST:**

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**LAURA GONZALEZ**  
**SECRETARY**

**LEGAL DESCRIPTION**

Real property in the City of Carson, County of Los Angeles, State of California, described as follows:

PARCEL 1: (APN: 7343-011-013)

THE NORTH 140 FEET OF THE EAST 63.5 FEET OF THE WEST 254.65 FEET OF LOT 36 OF TRACT NO. 3612, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 5 AND 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: (APN: 7343-011-018)

THAT PORTION OF LOT 36 OF TRACT NO. 3612, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 5 AND 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID LOT 36, IN THE NORTHERLY LINE OF CARSON STREET THAT IS DISTANT NORTH 89°40' 20" EAST 318.15 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT; THENCE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 36, NORTH 0° 8' 10" WEST 311 FEET TO THE NORTH LINE OF SAID LOT 36; THENCE ALONG SAID NORTH LINE SOUTH 89° 40' 20" WEST 63.50 FEET; THENCE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 36 SOUTH 0° 8' 10" EAST 311 FEET TO SAID CARSON STREET; THENCE ALONG SAID STREET NORTH 89° 40' 20" EAST 63.50 FEET TO THE POINT OF BEGINNING.

PARCEL 3: (APN: 7343-011-019)

THAT PORTION OF LOT 36 OF TRACT NO. 3612, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 5 AND 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID LOT THIRTY-SIX (36), IN THE NORTHERLY LINE OF CARSON STREET THAT IS DISTANT NORTH 89 DEGREES 40' 20" EAST THREE HUNDRED EIGHTY-ONE AND SIXTY-FIVE HUNDREDTHS (381.65) FEET FROM THE SOUTH WESTERLY CORNER OF SAID LOT; THENCE PARALLEL WITH THE WESTERLY LINE OF SAID LOT THIRTY-SIX (36), NORTH 0 DEGREES 8' 10" WEST THREE HUNDRED ELEVEN (311) FEET TO THE NORTH LINE OF SAID LOT THIRTY- SIX (36) ; THENCE ALONG SAID NORTH LINE SOUTH 89 DEGREES 40' 20" WEST SIXTY-THREE AND FIFTY HUNDREDTHS (63.50) FEET; THENCE PARALLEL WITH THE WESTERLY LINE OF SAID LOT THIRTY-SIX (36) , SOUTH 0 DEGREES 8' 10" EAST THREE HUNDRED ELEVEN (311) FEET TO SAID CARSON STREET; THENCE ALONG SAID STREET NORTH 89 DEGREES 40' 20" EAST SIXTY-THREE AND FIFTY HUNDREDTHS (63.50) FEET TO THE POINT OF BEGINNING.

PARCEL 4: (APN: 7343-011-020)

THAT PORTION OF LOT 36 OF TRACT NO. 3612, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 5 AND 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID LOT 36 IN THE NORTHERLY LINE OF CARSON ST. THAT IS DISTANT NORTH 89 DEGREES 40' 20" EAST 445.15 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT; THENCE PARALLEL WITH THE WESTERLY LINE OF SAID LOT

36, NORTH 0 DEGREES 08' 10" WEST 311 FEET TO THE NORTH LINE OF SAID LOT 36; THENCE ALONG SAID NORTH LINE SOUTH 89 DEGREES 40' 20" WEST 63.50 FEET; THENCE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 36, SOUTH 0 DEGREES 08' 10" EAST 311 FEET TO SAID CARSON ST.; THENCE ALONG SAID STREET, NORTH 89 DEGREES 40' 20" EAST 63.50 FEET TO THE POINT OF BEGINNING.

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

**SITE PLAN AND DESIGN REVIEW NO. 1890-22,  
CONDITIONAL USE PERMIT NO. 1117-22,  
TENTATIVE TRACT MAP NO. 83598**

**GENERAL CONDITIONS**

1. Site Plan and Design Overlay Review No. 1890-22, Conditional Use Permit No. 1117-22, and Tentative Tract Map No. 83598 is for the development of a 34-unit residential townhome condominium development and related site improvements at 215-231 W. Carson Street (APNs: 7343-011-013, 7343-011-018, 7343-011-019, and 7343-011-020).
2. Development project approval for Design Overlay Review No. Review No. 1890-22, Conditional Use Permit No. 1117-22, and Tentative Tract Map No. 83598 shall become null and void if building permits are not issued within two years of the effective date unless an extension of time is requested prior to expiration and approved by the Planning Commission.
3. The applicant shall submit a complete set of electronic plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to Building and Safety plan check submittal.
4. ***Interim Development Impact Fee:*** In accordance with Article XI (Interim Development Impact Fee Program) of the Carson Municipal Code ("CMC"), the Project and the developer thereof, including the applicant, property owner, tenant, permittee/holder of the Project entitlements, and successor to whom the Project entitlements are assigned ("Developer"), shall be responsible for payment of one-time interim development impact fees ("IDIF") at the applicable amounts/rates detailed below for each square foot of industrial development constructed for the Project. If the Project increases or decreases regarding the square footage constructed, the total IDIF amount will be adjusted accordingly at the applicable rate.

Per CMC 11504, the IDIF shall be paid per building prior to issuance of the applicable building permit, and the applicable IDIF rate (detailed below) shall be that in effect at the time of such payment. No building permit shall be issued prior to the full payment of the required IDIF amount for such building, which payment shall be made in one lump sum installment. IDIF amounts/rates are subject to adjustment every July 1st based on State of California Construction Cost Index (Prior March to Current March Adjustment), per CMC Section 11500.



The fee for Fiscal Year 2024-2025 IDIF is set at \$20,440.77 per unit for residential development (all other), effective July 1, 2024, through June 30, 2025. Based on these rates, the Developer would be responsible for payment of IDIF in the amount of \$694,986.18 for the proposed project, calculated as follows: 34 Residential Units (All Other) X \$20,440.77 per unit = \$694,986.18. However, if the IDIF for the project is not paid in 2024-25 fiscal year (i.e., by June 30, 2025), a new IDIF rate/amount will apply for the period of July 1, 2025, through June 30, 2026, based on the IDIF rate for Fiscal Year 2025-26, and so on for subsequent fiscal year(s).

Subsequent fiscal year IDIF rates have not yet been determined.

To understand the requirements in more detail, please visit the City's IDIF webpage at: <https://ci.carson.ca.us/communitydevelopment/IDIFProgram.aspx> and/or contact James Nguyen at [jnguyen@carsonca.gov](mailto:jnguyen@carsonca.gov) or 310-952-1700 ext. 1310

### **Notice of Imposition of Interim Development Impact Fees; Right to Protest**

Pursuant to CMC Section 11503, Developer is hereby notified of the IDIF imposed on the Project, as described and in the amount stated above. In accordance with Government Code Section 66020, Developer may protest the imposition of the IDIF on the Project by complying with the requirements set forth in CMC 11900. Any such protest shall be filed within ninety (90) days after the effective of approval by the City of the entitlement(s) or permit(s) that is/are the subject of these conditions of approval. The ninety (90) day approval period in which the Developer may submit a protest has begun as of the effective date of the City's approval of the entitlement(s) or permit(s) that is/are the subject of these conditions of approval.

5. Developer shall comply with all city, county, state, and federal regulations applicable to the Project.
6. Developer shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Any revisions will require review and approval by the Planning Division.
7. A modification of these conditions, including additions or deletions, may be considered upon filing of an application by Developer in accordance with the Carson Municipal Code.
8. It is further made a condition of this approval that if any of these conditions is violated, or if any applicable law, statute, or ordinance is violated, the subject entitlement(s) may be revoked by the Planning Division (or Commission), as may be applicable, in accordance with CMC 9172.28 and the Development Agreement .
9. Precedence of Conditions. If any of the Conditions of Approval alter a commitment made by Developer in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.

10. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits, and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
11. Deposit Account. A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the Project. The trust deposit shall be maintained by Developer with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days, and funds shall be deposited within 15 days of the request therefor, or work may cease on the Project.
12. Indemnification. The applicant, owner, and tenant(s), for themselves and their successors in interest (“Indemnitors”), agree to defend, indemnify and hold harmless the City of Carson, its agents, officers and employees, and each of them (“Indemnitees”) from and against any and all claims, liabilities, damages, losses, costs, fees, expenses, penalties, errors, omissions, forfeitures, actions, and proceedings (collectively, “Claims”) against Indemnitees to attack, set aside, void, or annul any of the project entitlements or approvals that are the subject of these conditions, and any Claims against Indemnitees which are in any way related to Indemnitees’ review of or decision upon the project that is the subject of these conditions (including without limitation any Claims related to any finding, determination, or claim of exemption made by Indemnitees pursuant to the requirements of the California Environmental Quality Act), and any Claims against Indemnitees which are in any way related to any damage or harm to people or property, real or personal, arising from Indemnitors’ operations or any of the project entitlements or approvals that are the subject of these conditions. The City will promptly notify Indemnitors of any such claim, action or proceeding against Indemnitees, and, at the option of the City, Indemnitors shall either undertake the defense of the matter or pay Indemnitees’ associated legal costs or shall advance funds assessed by the City to pay for the defense of the matter by the City Attorney. In the event the City opts for Indemnitors to undertake defense of the matter, the City will cooperate reasonably in the defense, but retains the right to settle or abandon the matter without Indemnitors’ consent. Indemnitors shall provide a deposit to the City in the amount of 100% of the City’s estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorneys’ fees, and shall make additional deposits as requested by the City to keep the deposit at such level. If Indemnitors fail to provide or maintain the deposit, Indemnitees may abandon the action and Indemnitors shall pay all costs resulting therefrom and Indemnitees shall have no liability to Indemnitors.
13. Developer shall pay all applicable City fees when due, and at the applicable rate.

## **AESTHETICS**

14. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
15. Prior to Issuance of Building Permit, a wall design specification and plan details for the 6' high decorative masonry wall that will be installed at the north, east and west property lines of the project site, including colors and materials, must be submitted and approved by the Planning Division to assure a decorative wall design is provided.

## **COVENANTS, CONDITIONS AND RESTRICTIONS (CC&Rs)**

16. CC&Rs shall be submitted to the Planning Division for review and approval before issuance of building permits.
17. CC&Rs shall be executed by the property owner, not the HOA.
18. Any loans on the property will need to be subordinated to the CC&Rs at the time of recordation which will be concurrently with the Final Map.

## **DRIVEWAY**

19. **Decorative colored concrete flagstone patterned enhanced paving shall be provided at all driveways.**

## **FENCE/WALLS**

20. **Chain link fencing is prohibited on the exterior of the property, any location that is visible from the public right of way, any other public areas, and any location that is visible to any adjacent properties.**

## **LANDSCAPE/IRRIGATION**

21. Comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
22. 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. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
23. Installation of 6" x 6" concrete curbs are required around all landscaped planter areas, except for areas determined by National Pollutant Discharge Elimination System (NPDES) permit or other applicable condition of approval that requires certain landscaped areas to remain clear of concrete curbs for more efficient storm water runoff flow and percolation. Revised landscaping and irrigation plans shall be reviewed and approved by the Planning Division should subsequent modifications be required by other concerned agencies regarding the removal of concrete curbs.
24. Existing and new irrigation system shall include best water conservation practices.
25. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.

26. Prior to City issuance of any permit, the applicant shall electronically submit landscape and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division.
27. All new and retrofitted landscape of 500 square feet or greater is subject to the Model Water Efficient Landscape Ordinance (MWELo) per Department of Water Resources Title 23, Chapter 2.7. The Developer shall include the signed MWELo project information, WELo water budget calculations and compliance checklist items on landscape plans, prior to the issuance of building permits.

### **LIGHTING**

28. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9127.1 (Exterior Lighting) of the Zoning Ordinance.
29. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.

### **PARKING**

30. Parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
31. All areas used for the movement parking, loading, repair, or storage of vehicles shall be paved with either:
  - a. Concrete or asphaltic concrete to a minimum thickness of three and one-half inches over four inches of crushed aggregate base; or
  - b. Other surfacing material which, in the opinion of the City Engineer, provides equivalent life, service and appearance.

### **RECIPROCAL EASEMENT AGREEMENT**

32. Before issuance of Building Permits, a reciprocal access and utility agreement (REA) shall be recorded against the parcel.
33. REA must state it is effective immediately upon recordation, City is a third-party beneficiary, and the REA cannot be amended or terminated without the written consent of the City.
34. REA shall be reviewed and approved in writing by the City prior to recordation.

### **TRASH**

35. Trash collection shall comply with the requirements of the City's trash collection company.
36. Recycling areas shall be provided in accordance with Sections 9164.4 (Collection and Loading of Recyclable Materials) and 9164.5 (Design Standards for Trash and Recycling Areas) of the Zoning Ordinance.

## **UTILITIES**

37. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9126.8 (Utilities) of the Zoning Ordinance, unless otherwise provided for in these conditions.
38. Public utility easements shall be provided in the location as required by all utility companies with easements free and clear of obstructions, and electrical utilities shall be installed underground.
39. Developer shall remove at its own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.
40. Any aboveground air conditioning unit, utility cabinet or equipment cabinet shall be screened from the public right-of way by a decorative block wall or landscaping, to the satisfaction of the Planning Division, and in compliance with public utility access requirements.

## **BUILDING AND SAFETY DIVISION**

41. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
42. Plans prepared in compliance with the current Building Code shall be submitted to Building Division for review prior to permit issuance.
43. School Developmental Fees shall be paid to School District prior to the issuance of the building permit.
44. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
45. The building shall be addressed as 215 W. Carson St., and an application to assign unit numbers shall be filed with the City prior to plan check submittal.
46. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
47. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
48. The property shall be surveyed, and the boundaries marked by a land surveyor licensed by the State of California.
49. A separate building permit is required for any masonry perimeter walls of height taller than 6 feet above grade.
50. A geotechnical and soils investigation report is required; the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
  - a) Observation of cleared areas and benches prepared to receive fill;
  - b) Observation of the removal of all unsuitable soils and other materials;
  - c) The approval of soils to be used as fill material;
  - d) Inspection of compaction and placement of fill;
  - e) The testing of compacted fills; and

- f) The inspection of review of drainage devices.
51. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by other soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the City, a new Preliminary Soils and/or Geotechnical Investigation.
52. Prior to the application of a building or grading permit, a preliminary Geotechnical report that specifically identifies and proposes mitigation measures for any soils or geological problems that may affect site stability or structural integrity shall be approved by the Building Official or his/her designee. The applicant shall submit and pay a separate review fee for the soils report prior submitting building and grading plans for review. Approval letter of the geotechnical report review shall be copied and pasted on the first sheet of building and grading plans.
53. A soil gas investigation to identify the concentration and pressure of methane gas in the subsurface is required if any of the following situations apply:
- a. The development is within 300 feet of an active, idle, orphaned, or abandoned oil and gas well. (Oil and Gas Wells can be found here: <https://www.conservation.ca.gov/calgem/Pages/WellFinder.aspx> )
  - b. The development is within 1,000 feet of a current or historical landfill (Landfill locations can be found here: <https://egis-lacounty.hub.arcgis.com/datasets/lacounty::methane-producing-landfills/explore?location=33.821256%2C-118.214832%2C11.95> )
54. A grading and drainage plan shall be approved prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
55. Stormwater Planning Program LID Plan Checklist (MS4-1 FORM) completed by Engineer of Record shall be copied on the first sheet of Building Plans and on the first sheet of Grading Plans. The form can be found at the following link <https://www.dropbox.com/scl/fi/up1jbcg2e9sv4i0t6vrp3/CARSON-LID-PLAN-CHECKLIST-MS4-1-FORM.pdf?rlkey=1y5bsf2iladt6mzv56ggyz7cj&dl=0>
56. NFPA 13D fire sprinklers is only applicable for R-3 Occupancies per Section 903.3.1.3 of the Building Code (Townhouse buildings complying with Section R302.2 of the Residential Code.) R-2 Occupancies require minimum of NFPA 13 R fire sprinklers per Section 903.3.1.2.
57. All State of California disability access regulations for accessibility and adaptability shall be complied with.
58. Multistory covered dwellings in buildings with no elevator shall comply with Section 1102A.3 of the Building Code.
59. At least 10 percent but not less than one of the multistory dwellings in apartment buildings with 3 or more dwelling units and/or condominiums with 4 or more dwelling units shall comply with the following:

- a. The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality tests in Section 1150A.
- b. At least one powder room or bathroom shall be located on the primary entry level, served by an accessible route, and shall comply with the provisions in Division IV.
- c. All rooms or spaces located on the primary entry level shall be served by an accessible route and shall comply with the provisions in Division IV. Rooms and spaces located on the primary entry level and subject to this chapter may include but are not limited to kitchens, powder rooms, bathrooms, living rooms, bedrooms, or hallways.
- d. Common use areas covered by this section shall be accessible as required by this chapter. Public use areas as defined in Chapter 2 of this code are subject to provisions of the Division of the State Architect (DSA-AC) and are referenced in Section 1.9.1.1.

The minimum number of multifamily dwelling units which must comply with Section 1102A.3.1 shall be calculated using the total number of all multistory dwelling units in buildings on a site which are subject to this section. Any fraction thereof shall be rounded to the next highest whole number.

- 60. Private garages accessory to covered multifamily dwelling units, shall be accessible as required in Section 1109A. Private garages include individual garages and multiple individual garages grouped together.

Exception: A private garage attached to and directly serving a single covered multifamily dwelling unit providing at least one of the following options:

- a. A door leading directly from the covered dwelling unit, which immediately enters the garage. The door shall comply on both sides with Sections 1132A.3 through 1132A.9.
- b. An accessible route of travel from the covered dwelling unit to an exterior door entering the garage. See Section 1132A.1 for requirements at both exit doors.
- c. An accessible route of travel from the dwelling unit's primary entry door to the vehicular entrance at the garage. See Section 1132A.1 for requirements at the primary entry door.

- 61. When a building or portion of a building is required to be accessible or adaptable, an accessible route shall be provided to all portions of the building, accessible building entrances and between the building and the public way per Section 1110A.1 of the Building Code. This accessible route from the public way to the accessible dwelling unit or to the common use meeting room shall not be incorporated with the driveway unless additional required width for the pedestrian walk is provided so as to separate the driveway from the pedestrian walk.
- 62. Foundation inspection will not be made until the excavation has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.
- 63. Separate application and plan review is required for Electrical plans.

64. Separate application and plan review is required for Mechanical plans.
65. Separate application and plan review is required for Plumbing plans.
66. Project shall comply with the CalGreen Residential mandatory requirements.
67. Where common use parking or unassigned parking is provided, EV chargers shall be provided and located in common use or unassigned parking areas and shall be available for use by all residents or guests per Section 4.106.4.2.2 of CalGreen Code.
68. Demolition permit is required for any existing buildings which are to be demolished.
69. Prior to the issuance of building permit, a written consent shall be obtained from the current easement holder(s) for any proposed development encroaching into existing easement(s).
70. All fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indicating this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
71. Separate permit is required for Fire Sprinklers.
72. The proposed site is a combination of lots. Parcel merger shall be processed prior to issuance of the building permit.
73. Building permits shall not be issued until the final map has been prepared to the satisfaction of the Building Official and the City Engineer.

#### **BUSINESS LICENSE**

74. All parties involved in the development of the Project, including but not limited to contractors and subcontractors, are required to obtain a City business license per Section 6310 of the Carson Municipal Code.

#### **PUBLIC WORKS DEPARTMENT, ENGINEERING SERVICES DIVISION**

##### *General Conditions*

75. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9126.8 of the Zoning Ordinance, unless otherwise provided for in these conditions.
76. Public utility easements shall be provided in the locations as required by all utility companies with easements free and clear of obstructions.
77. The applicant shall remove at his/her own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.
78. The Developer shall submit an electronic copy of approved plans (*such as, Sewer, Street and/or Storm Drain Improvements, whichever applies*), to the City of Carson – Engineering Division, prior to issuance of permit by Engineering Division.
79. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.



80. A construction permit from the Engineering Division is required for any work to be done in the public right-of-way.
81. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Division prior to issuance of permit by Engineering Division.
82. Proof of Worker's Compensation and Liability Insurance shall be submitted to the City prior to issuance of permit by Engineering Division.
83. 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 County Recorder.
84. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required.
85. Private easement will 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.
86. Prior to Final Map, quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency, or entity.
87. Provide suitable turnaround and label the driveways "Private Driveway and Fire Lane" on the Final Map to the satisfaction of the Fire Department.
88. 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.
89. A final guarantee will be required at the time of the filing of the Final Map with the County Recorder/County Clerk's Office.

*Prior to Issuance of Building Permits*

90. Final Map shall be recorded (i.e., filed for record with the County Recorder).
91. Soils report, sewer area study, drainage concept, hydrology study and stormwater quality plan shall be submitted for review and approval. Building Permit issuance will not be granted until the required soils, sewer, drainage concept, hydrology study and stormwater information have been received and found satisfactory. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.
92. The Developer shall submit improvement plans to the Engineering Division showing all the required improvements in the public right of way for review and approval of the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted.
  - a) Sewer Main improvements as determined by the sewer area study
  - b) Storm Drain Improvements (if any) as determined by the aforementioned requirement.

93. Off-site improvements (*e.g. driveways, sidewalk, parkway drains, trees, curb/gutter etc.*) shown on the grading plans must provide a concurrent submittal to City of Carson Engineering Division. Off-site improvements may be shown on a separate set of street improvement plans.
94. Prior to issuance of Grading permit, developer shall obtain clearance from City of Carson Engineering Division.
95. Drainage/Grading plan prepared by a registered Civil Engineer shall be submitted for approval of the Building and Safety Division. The Developer shall submit a copy of the approved Drainage/Grading plans on bond paper to the City of Carson – Engineering Services Division of the Department of Public Works.
96. 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.
97. The Developer shall comply with applicable LID requirements (*Carson Municipal Code 5809*) and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations to the satisfaction of City Building and Safety, LA County DPW and the City Engineer.
98. The Developer shall execute and provide to the City Engineer a written statement from the water purveyor indicating the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the Project and that water service will be provided to each building.
99. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings (and other structures with respect to fire suppression needs) in the Project 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.
100. The Developer shall contact LA County Sam Abdelhdi ([babdel@dpw.lacounty.gov](mailto:babdel@dpw.lacounty.gov)) for street lighting COA.
101. The Developer shall execute and provide to the City Engineer, a will serve letter from the utility companies.

*Prior to Issuance of Certificate of Occupancy*

102. The Developer shall comply with all requirements from L.A. County Sewer Maintenance Division for maintenance of new and/or existing sewer main relating to the Project, prior to release of all improvement bonds.
103. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the hydrology study, subject to the approval of the City Engineer.

104. Repair any broken or raised/sagged sidewalk, curb, and gutter within the public right of way along Carson St. abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
105. Fill in any missing sidewalk within the public right of way along Carson St. abutting this proposed development.
106. Remove and replace any broken/damaged driveway approach within the public right of way along Carson St. abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
107. Remove unused driveway approach if any, within the public right of way along Carson St. abutting this proposed development and replace it with full height curb and gutter and sidewalk per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
108. The Developer shall construct new driveway approach per City of Carson PW Standard Drawings and in compliance with the ADA requirements. The Developer shall protect or relocate any facilities to accommodate the proposed driveway approach. Developer may be required to grant an easement to the City to accommodate the construction of the driveway and meet the ADA requirement. The maximum driveway approach width allowed for the site is 26 feet.
- 109. Refurbish parkway grass. Replant parkway grass in the public right of way along Carson Street abutting this proposed development to the satisfaction of the City Engineer. Install irrigation system for the purpose of maintaining the parkway trees and other vegetation to be planted within the public right of way along Carson Street abutting this proposed development.**
110. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.
111. Install striping and pavement legend per City of Carson PW Standard Drawings.
112. If needed, easements shall be granted to the City, appropriate agency, or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed and handicap access for this development to the satisfaction of the City Engineer and or appropriate agency or entity.
113. 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.

#### **PUBLIC WORKS DEPARTMENT, WATER QUALITY**

*Prior to issuance of Building Permit, the proposed development is subject to the following*

114. Per City of Carson Municipal Code Section 5809, Developer shall comply with all applicable Low Impact Development (LID) requirements and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations to the satisfaction of the City Engineer.
115. Per City of Carson Municipal Code Section 5809(d)(2), Developer shall comply with the requirement that street and road construction of 10,000 sq. ft. or more of impervious

surface shall follow USEPA guidance regarding Managing Wet Weather with Green Infrastructure: Greens Streets (December 2008 EPA-833-F-08-009) to the maximum extent practicable.

116. Developer shall apply for a Construction Activities Storm Water General Permit from the State Water Resources Control Board.
117. Developer shall provide an approved SWPPP stamped by the Building and Safety Division along with WDID number.
118. Developer shall provide contact information of the Qualified Storm Water Developer (QSD) and/or Qualified SWPPP (Storm Water Pollution Prevention Plan) Developer (QSP) of the site to the City via e-mail to [rjen@carsonca.gov](mailto:rjen@carsonca.gov).
119. Developer shall submit digital copies of the LID/NPDES/Grading Plans, Hydrology and Hydraulic analysis concurrently to City of Carson, Engineering Services Department and Building & Safety Division. Deliver City copy via e-mail to [rjen@carsonca.gov](mailto:rjen@carsonca.gov)
120. Developer shall complete, sign, and return the Stormwater Planning Program LID Plan Checklist form and return to the City via e-mail to [rjen@carsonca.gov](mailto:rjen@carsonca.gov).
121. Developer shall submit plans to the Los Angeles County Sanitation District for approval of the sewer connection. Developer shall submit record of the Sanitation District's approval via e-mail to [rjen@carsonca.gov](mailto:rjen@carsonca.gov).

*Prior to Issuance of Certificate of Occupancy*

122. For any structural and/or treatment control device installed, Developer shall record a maintenance covenant pursuant to Section 106.4.3 of the County of Los Angeles Building Code and title 12, Chapter 12.80 of the Los Angeles County Code relating to the control of pollutants carried by storm water runoff. In addition, an exhibit shall be attached to identify the location and maintenance information for any structural and/or treatment control device installed.
123. Developer shall complete and submit digital BMP Reporting Template Spreadsheet to Roland Jen at [rjen@carsonca.gov](mailto:rjen@carsonca.gov).
124. The covenant shall receive approval by the City Engineer prior to recordation with the Los Angeles County Register Recorder/County Clerk.
125. RECORDATION is the responsibility of the Developer. Provide a copy of the recorded covenant agreement to the City Engineer
126. Developer shall provide an approved Notice of Termination (NOT) by the Regional Water Board.
127. Attach an exhibit to identify the location and maintenance information for any structural and/or treatment control device installed.

**PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEER**

128. The access driveway on Carson Street shall be constructed per City of Carson Standard No. 111 or No. 112.

129. All project driveways and sidewalks shall be built to meet ADA accessibility standards and built per City Standards.

### **LOS ANGELES COUNTY PUBLIC WORKS**

#### *Hydrology – Prior to recordation of a final map or parcel map waiver*

130. Comply with the water quality requirements.
131. Comply with hydrology study/Low-Impact Development (LID) Report recommended for approval by Los Angeles County Public Works on May 14, 2024.

#### *Geology and Soils*

132. The final map does not need to be reviewed by the Public Works, Geotechnical and Materials Engineering Division.
133. Geotechnical report(s), when required for the approval of the grading or building permits, shall comply with the provisions of the Los Angeles County Public Works Manual for Preparation of Geotechnical Reports. The manual is available at <http://dpw.lacountv.gov/gmed/permits/docs/manual.pdf>.
134. Provide approval of the latest hydrology study by the Storm Drain and Hydrology Section of Public Works, Land Development.
135. Provide approval of the grading plan by Public Works, Geotechnical and Materials Engineering Division.

#### *Grading Requirements prior to Final Map Recordation*

136. Submit a grading plan for approval. The grading plan must show and call out the following items including, but not limited to, construction of all drainage devices and details; paved driveways; elevation and drainage of all pads, SUSMP, and LID devices (fill in whichever is applicable); and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
137. Record a deed restriction to hold future owners responsible for maintaining the drainage devices without obstructing cross-lot drainage.

#### *Road*

138. Construct driveway approach on Carson Street to meet current Americans with Disabilities Act standards. All above-ground utilities must maintain a minimum four-foot setback from the beginning of the curb return.
139. Close all unused driveways on Carson Street with standard curb, gutter, and sidewalk.
140. Provide and maintain 10' x 10' pedestrian sight triangles from all driveways to the back of the sidewalk. This means there shall be no solid structures such as fences, walls, or landscaping more than 3.5 feet high within the pedestrian sight triangle.
141. Repair any damaged improvements on Carson Street during construction.
142. Plant street trees along the property frontage of Carson Street. Provide irrigation.
143. Underground all new utilities.

### *Sewer*

144. A Sewer Area Study for the proposed subdivision (PC 22-02 AS CRSN, dated April 3, 2023) was reviewed and approved. A Will Serve letter from the County Sanitation District indicating adequate capacity exists in the trunk line and treatment plant was obtained prior to approval of the Sewer Area Study. No additional mitigation measures are required. The Sewer Area Study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewer shed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved Sewer Area Study may be allowed at the discretion of the Director of Public Works. The approved Sewer Area Study shall remain valid for two years from the date of Sewer Area Study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works. The Sewer Area Study and outlet approval shall also be reviewed and approved by the City of Carson.
145. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
146. Provide a minimum 10-foot sewer easement on the private driveway and fire lane to the satisfaction of Public Works.
147. Ingress and egress easements are required, subject to review by Los Angeles County Public Works, to determine the final locations and requirements. (For sewers not located within the public right of way).

### *Water*

148. 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.
149. The applicant shall comply with the requirements as stipulated by the Will Serve letter dated May 24, 2023, issued by California Water Service. The Will Serve letter will expire on May 24, 2025. It shall be the sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.

### *Prior to issuance of building permit from the City Building and Safety Department*

150. Submit landscape and irrigation plans for each open-space lot in the land division, with landscape area greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance.

*Subdivision*

151. Place a note on the final map, indicating that this map is approved as a residential development to create 34 condominium/townhouse residential units.
152. Label driveways, multiple access strips, and required vehicular turnarounds as "private driveways and fire lanes" and delineate them on the final map to the satisfaction of the City and the Fire Department.
153. Provide addressing information in Microsoft Excel format to the satisfaction of the City Engineer.
154. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents, over the common private driveways.
155. A final guarantee will be required at the time of the filing of the final map with the Registrar-Recorder/County Clerk's office.
156. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of \$5,000 with Los Angeles County Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.
157. 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.
158. The following finding should be made by the City Council prior to final map approval if any dedications are made by certificate on the final map:  
  
The City Council hereby determines that division and development of the property in the manner the set forth on the map of Tract 83598 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 parcel map.
159. Upon final map approval by the City Council, please forward a copy of the conditions of final map approval to Public Works, Land Development Division.

**FIRE DEPARTMENT – LOS ANGELES COUNTY FIRE DEPARTMENT**

- 160. Install one new public hydrant required fire flow 1,500 gpm @ 20 psi for 2 hours.**
- 161. Water Systems Improvement Plans shall be submitted through [epicla.lacounty.gov](http://epicla.lacounty.gov) from the local water purveyor (reference TR 83598, FLDU2022002815, 221 w. Carson Street, Carson CA 90745), for the required public fire hydrant, prior to clearance of the Final Map for recordation. Verification of financial obligation for the required fire hydrant in the form of a copy of a bond or a copy of the paid receipt for the work order for the required fire hydrant (paid in full), prior to clearance of the Final Map for recordation.**
- 162. Submittal of Water Systems Improvement Plans for the required fire hydrant shall be submitted through [epicla.lacounty.gov](http://epicla.lacounty.gov) from the local water purveyor for review**

and approval. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.

163. 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.

164. All required fire hydrants shall be installed, tested, and accepted or bonded for prior to Final Map Clearance for recordation.

**SHERIFF DEPARTMENT – LOS ANGELES COUNTY**

165. A Construction Traffic Management Plan shall be implemented as part of the proposed Project to address construction-related traffic congestion and emergency access issues. If temporary lane closures are necessary for the installation of utilities, emergency access shall be always maintained. Flag persons and/or detours should also be provided as needed to ensure safe traffic operations, and construction signs shall be posted to advise motorists of reduced construction zone speed limits. On-site inspector shall notify the Carson Station when these measures are in place.

166. Provide notification to LASD of any methane extraction systems at the project site.