

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 24-2875

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING SITE PLAN AND DESIGN REVIEW NO. 1874-21, CONDITIONAL USE PERMIT NO. 1113-21 AND TENTATIVE TRACT MAP NO. 83597 FOR A 50-UNIT TOWNHOME CONDOMINIUM DEVELOPMENT AT 336 E. CARSON STREET (APN 7335005049)

WHEREAS, on September 16, 2021, the Department of Community Development received an application from Maupin Development for the following entitlements for a proposed 50-unit townhome condominium development on a 2.15-acre site which is one unoccupied parcel located at 336 E. Carson Street (APN 7335-005-049) and is legally described in Exhibit "A" attached hereto (the "Property"). In June 2022, Anastasi Development acquired the Property and assumed responsibility to proceed with the proposed project.

- Site Plan Review and Design Review (DOR) No. 1874-21, to approve the development plan for the project;
- Conditional Use Permit (CUP) No. 1113-21, to approve the proposed use of the project; and
- Tentative Tract Map (TTM) No. 83597, to approve a subdivision of the project site into a lot for purposes of the 50-unit townhome condominium development.

WHEREAS, the proposed use and development is a 50-unit residential townhome condominium development containing ten, up to 35-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 50 three-bedroom units with the unit sizes ranging from 1,343 square feet to 2,141 square feet, and includes four live/work units. Each unit will have 150 square feet of private open space and the project site would provide approximately 15,000 square feet of open recreation space.

WHEREAS, the application was deemed complete in February 2023, 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 24th day of September 2024, conduct a duly noticed public hearing as required by law to consider the project application. Notice of the hearing was given as required by Carson Municipal Code Sections 9203.16 and 9173.22, including being posted on the subject property and mailed to property owners of properties within a 750-foot radius by September 14, 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.

1874-21, CUP No. 1113-21 and TTM No. 83597 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) 1874-21**, 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 50 new residential condominium units, each with three-bedrooms, and including four live-work units, on a lot that is currently unoccupied.

The proposed development is compatible with the surrounding uses, which are commercial and residential, including low density residential uses to the south and southeast, and medium density residential to the southwest, an insurance business to the east, a small commercial center containing a restaurant and laser engraving business to the west, and residential and small commercial uses such as auto repair, restaurants, and offices to the north. The development plan is 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 complimentary exterior building materials and features including composite wood siding accents, stone veneer base, natural white paint on primary walls, accent red paint, and railing, and recessed wall areas, double-paned windows and door entries. The four live/work units fronting Carson Street will provide street level commercial use (1,400 SF) and is designed to enhance street level visual aesthetic and access (storefront door and window with metal awnings). The 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. The development will have pedestrian and vehicular accessibility via one access driveway on Carson Street. Paved 26-foot-wide internal roadway as private streets will provide circulation throughout the project site. The proposed project features include landscaped and lighted pedestrian walkways connecting facilities within the site, as well as connections with the adjacent public sidewalks along the project frontage. Pedestrian access is provided from Carson Street along the frontage, between portions of the buildings and along the south, east, west perimeters for convenient and safe circulation. The project driveway is planned to accommodate full

access (i.e., left-turn and right-turn ingress and egress traffic movements) on East Carson Street. 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 Los Angeles County Fire Department also reviewed the proposed development plan and determined there will be adequate emergency access. The proposed development will include 50 two-car garages (one for each townhome) plus 13 guest parking spaces (including one ADA van accessible space), for a total of 113 parking spaces, and six 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. Signage for each live/work unit will be limited to a one (1) foot by two (2) foot sign listing the business, pursuant to CMC 9138.17(F)(1)(j).
- 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. 1113-21**, 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 and live/work units 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 East Carson Street, and 26-foot-wide internal street will provide internal circulation throughout the proposed development. ADA compliant pedestrian walkway connecting the existing public sidewalks surrounding the project site to the walkways within the proposed development is proposed. The City's Traffic Engineer has reviewed and approved the traffic analysis and project plans, and the Los Angeles County Fire Department reviewed and approved the proposed emergency access, 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 and live/work units with the proposed Conditional Use Permit) for the project site and areas to the north, east and west, and low-density residential for the area to the south.
- 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).
- g) With respect to the four proposed live/work units, affirmative findings can be, and are, made as to all required findings specified in CMC 9138.17(I)(3). Specifically:
 - a. The proposed live/work units' use at their proposed location on the Property will not significantly cause an adverse effect to the health, safety or welfare of persons residing or working in the surrounding area;
 - b. The Property is adequate in size and shape to accommodate the yards, open space, walls, fences, parking, landscaping, and other development requirements as required to integrate the proposed live/work units' use with existing and planned uses in the surrounding area.
 - c. The Property is adequately served by highways and streets of sufficient width and improved as necessary to carry the kind and quantity of traffic the proposed live/work units' use would generate, and by other public and private service activities as required.
 - d. The living and working areas are not/will not be separately rented.

SECTION 4. With respect to **Tentative Tract Map No. 83597**, 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, Los Angeles County Department of Public Works (LADPW) and the Los Angeles County Fire Department 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, the LADPW, and the LA County Fire Department.
- 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 condominium purposes for the proposed the 50-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 50-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 of the criteria 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 served 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. 1874-21, CUP No. 1113-21 and TTM No. 83597, 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 24th day of September 2024.

DIANNE THOMAS
CHAIRPERSON

ATTEST:

LAURA GONZALEZ
SECRETARY

EXHIBIT A
TO
GRANT DEED

Legal Description of the Property

The following described property in the City of CARSON, County of LOS ANGELES, State of California:

PARCEL 1: (APN: PORTION OF 7335-005-049)

THE SOUTH 460 FEET OF THE EAST 60 FEET OF THE WEST 195 FEET OF LOT 48 OF TRACT NO. 2982, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 35 PAGE 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: (APN: PORTION OF 7335-005-049)

THE EASTERLY 75 FEET OF THE WESTERLY 135 FEET OF LOT 48 OF TRACT NO. 2982, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 35 PAGE 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE NORTHERLY 20 FEET THEREOF, AS DEEDED TO THE COUNTY OF LOS ANGELES BY DEED RECORDED FEBRUARY 24, 1967 AS INSTRUMENT NO. 3451 OFFICIAL RECORDS.

PARCEL 3: (APN: PORTION OF 7335-005-049)

THE EAST 60 FEET OF THE WEST 195 FEET OF LOT 48 OF TRACT NO. 2982, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 35 PAGE 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE SOUTH 460 FEET THEREOF.

ALSO EXCEPT THE NORTHERLY 20 FEET THEREOF, AS DEEDED TO THE COUNTY OF LOS ANGELES BY DEED RECORDED FEBRUARY 24, 1967 AS INSTRUMENT NO. 3451 OFFICIAL RECORDS.

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

**SITE PLAN AND DESIGN REVIEW NO. 1874-21,
CONDITIONAL USE PERMIT NO. 1113-21,
TENTATIVE TRACT MAP NO. 83597**

GENERAL CONDITIONS

1. Site Plan and Design Overlay Review No. 1874-21, Conditional Use Permit No. 1113-21, and Tentative Tract Map No. 83597 is for the development of a 50-unit residential townhome condominium development and related site improvements at 336 E. Carson Street (APN: 7335-005-049).
2. Development project approval for Design Overlay Review No. Review No. 1874-21, Conditional Use Permit No. 1113-21, and Tentative Tract Map No. 83597 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 \$1,022,038.50 for the proposed project, calculated as follows: 50 Residential Units (All Other) X \$20,440.77 per unit = \$1,022,038.50. 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 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 existing masonry wall that will be modified and refurbished to a six-foot-high decorative masonry wall at the south, 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 and complies with the City's code.**

BUILDING SAFETY DESIGN FEATURES

16. **Prior to excavation and grading, submit a soil management plan (SMP) to Planning and Building and Safety Division; and install a VOC vapor barrier for the residential development.**

COVENANTS, CONDITIONS AND RESTRICTIONS (CC&Rs)

17. CC&Rs shall be submitted to the Planning Division for review and approval before issuance of building permits.
18. CC&Rs shall be executed by the property owner, not the HOA.
19. 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

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

FENCE/WALLS

21. **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

22. Comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
23. 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.
24. 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.

25. Existing and new irrigation system shall include best water conservation practices.
26. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
27. 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.
28. 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

29. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9127.1 (Exterior Lighting) of the Zoning Ordinance.
30. 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.

LIVE/WORK UNITS

31. The residential unit shall not have a separate street address from the business component.
32. The live/work unit shall be occupied and used only by a business operator and/or household of which at least one (1) member shall be the business operator.
33. The living space shall not be rented or sold separately from the working space.
34. One (1) employee, at a time, who does not reside in the unit may work in the unit.
35. Other than a sign as permitted by this Section, in no way shall the appearance of the structure be altered, or the conduct of the use within the structure be such that the structure may be recognized as serving a nonresidential use (either by color, materials, construction, lighting, odors, noises, vibrations, etc.).
36. The retail use shall be limited to the display and sale of works created in the unit.
37. Workspace shall be limited to the first floor of the building. Living space shall be in the rear ground level or upper floors so that it does not interrupt the appearance of the commercial frontage.
38. The designated workspace cannot be used for residential living space other than a home office.
39. There shall be no storage of flammable liquids or hazardous materials beyond that normally associated with a residential use. Storage of flammable liquids and

hazardous materials beyond that normally associated with a residential use, such as for an artist studio, shall be allowed only through an approved conditional use permit and approval from the Los Angeles County Fire Department and Building Official.

40. Noise. Noise resulting from conduct of the work within the unit shall be muffled so as not to become disruptive to surrounding neighborhoods due to volume, tone, intermittence, frequency or shrillness.
41. Odor. Every use shall be operated in such a manner that it does not emit an obnoxious odor or fumes beyond the working unit/area.
42. Smoke. Every use shall be operated in such a manner that it does not emit smoke into the atmosphere.
43. Dust and Dirt. Every use shall be operated in such a manner that it does not emit any dust or dirt into the atmosphere.

PARKING

44. Parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
45. 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

46. Before issuance of Building Permits, a reciprocal access and utility agreement (REA) shall be recorded against the parcel.
47. 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.
48. REA shall be reviewed and approved in writing by the City prior to recordation.

TRASH

49. Trash collection shall comply with the requirements of the City's trash collection company.
50. 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

51. 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.
52. 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.
53. 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.
54. 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

55. Final map shall be processed to the satisfaction of the Building Official prior to the plan approval.
56. Plans shall be submitted under 336 E Carson Street and an application to assign unit numbers shall be filed with the City prior to plan check submittal. The address assignment submittal shall include a site plan, a list of the recommended addresses on an excel file.
57. 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.
58. Plans prepared in compliance with the current Building Code shall be submitted to Building Division for review prior to permit issuance.
59. School Developmental Fees shall be paid to School District prior to the issuance of the building permit.
60. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
61. The building shall be addressed as 336 E. Carson St., and an application to assign unit numbers shall be filed with the City prior to plan check submittal.
62. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
63. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
64. The property shall be surveyed, and the boundaries marked by a land surveyor licensed by the State of California.
65. A separate building permit is required for any masonry perimeter walls of height taller than 6 feet above grade.
66. 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.
67. 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.
68. 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.
69. 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.
70. 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=1y5bsf2iladt6mzv56qgyz7cj&dl=0>
71. All State of California disability access regulations for accessibility and adaptability shall be complied with.
72. 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.
73. Separate application and plan review is required for Electrical plans.
74. Separate application and plan review is required for Mechanical plans.
75. Separate application and plan review is required for Plumbing plans.
76. Project shall comply with the CalGreen Non-Residential and Residential mandatory requirements.
77. Recycling by occupants: Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of nonhazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

78. No form work or other construction materials will be permitted to encroach into adjacent property without written approval of the affected property owner
79. Fire-resistance rating requirements for exterior walls based on fire separation distance of 5 to 10 feet shall comply with Table 602 of the Building Code
80. Demolition permit is required for any existing buildings which are to be demolished.
81. Maximum area of exterior wall openings and degree of open protection based on fire separation distance of 5 to 10 feet shall comply with Table 705.8 of the Building Code
82. 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.
83. Separate permit is required for Fire Sprinklers.
84. A reciprocal easement for ingress and egress, sanitary sewer, utility, drainage, water shall be provided for the development and subject to the City's review and approval. Services to each property shall be underground and shall be located in a trench within this easement.
85. 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

86. 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

87. 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.
88. Public utility easements shall be provided in the locations as required by all utility companies with easements free and clear of obstructions.
89. 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.
90. 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.

91. 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.
92. A construction permit from the Engineering Division is required for any work to be done in the public right-of-way.
93. 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.
94. Proof of Worker's Compensation and Liability Insurance shall be submitted to the City prior to issuance of permit by Engineering Division.
95. 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.
96. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required.
97. 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.
98. Prior to Final Map, quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency, or entity.
99. Provide suitable turnaround and label the driveways "Private Driveway and Fire Lane" on the Final Map to the satisfaction of the Fire Department.
100. 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.
101. 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

102. Final Map shall be recorded (i.e., filed for record with the County Recorder).
103. 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.
104. 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.
105. 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.
 106. Prior to issuance of Grading permit, Developer shall obtain clearance from City of Carson Engineering Division.
 107. 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.
 108. 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.
 109. 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.
 110. 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.
 111. 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.
 112. The Developer shall contact LA County Sam Abdelhdi (babdel@dpw.lacounty.gov) for street lighting COA.
 113. 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

114. 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.
115. 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.

116. 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.
117. Fill in any missing sidewalk within the public right of way along Carson St. abutting this proposed development.
118. 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.
119. 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.
120. 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.
- 121. 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.**
122. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.
123. Install striping and pavement legend per City of Carson PW Standard Drawings.
124. 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.
125. 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

126. 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.
127. 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.

128. Developer shall apply for a Construction Activities Storm Water General Permit from the State Water Resources Control Board.
129. Developer shall provide an approved SWPPP stamped by the Building and Safety Division along with WDID number.
130. 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.
131. 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
132. 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.

Prior to Issuance of Certificate of Occupancy

133. 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.
134. Developer shall complete and submit digital BMP Reporting Template Spreadsheet to Roland Jen at rjen@carsonca.gov.
135. The covenant shall receive approval by the City Engineer prior to recordation with the Los Angeles County Register Recorder/County Clerk.
136. RECORDATION is the responsibility of the Developer. Provide a copy of the recorded covenant agreement to the City Engineer.
137. Inspection will be conducted once a year after all Post Construction Best Management Practices (BMP) are constructed.
138. Developer shall provide an approved Notice of Termination (NOT) by the State Water Resources Control Board.

PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEER

139. The access driveway on Carson Street shall be constructed per City of Carson Standard No. 111 or No. 112.
140. All project driveways and sidewalks shall be built to meet ADA accessibility standards and built per City Standards.

LOS ANGELES COUNTY PUBLIC WORKS

Drainage – Prior to recordation of a final map or parcel map waiver

141. Comply with hydrology study which was recommended for approval by Los Angeles County Public Works on July 11, 2023.

Geology and Soils

142. 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.lacounty.gov/gmed/permits/docs/manual.pdf>.

Grading Requirements

143. Approval of the TTM pertaining to grading.

Prior to Final Map Recordation

144. Submit a grading plan for approval: At the request of the City, submit the plan to L.A. County Public Works, Geotechnical and Materials Engineering Division.
145. 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.
146. Record a deed restriction to hold future owners responsible for maintaining the drainage devices without obstructing flows from off-site.
147. Record a deed restriction to hold future owners responsible for maintaining the drainage devices without obstructing cross-lot drainage.

Prior to Grading Plan Approval

148. Submit and obtain approval of the latest hydrology study: At the request of the City, submit the study to L.A. County Public Works, Land Development Division (Storm Drain and Hydrology Section).
149. Obtain approval of the grading plan: At the request of the City, submit the plan to L.A. County Public Works, Geotechnical and Materials Engineering Division.
150. Record a covenant accepting flows from off-site and maintaining all drainage devices that allow that pattern.

Road

151. Reconstruct the driveway and approach along the property frontage on Carson Street to conform with current Americans with Disabilities Act guidelines. All above-ground utilities must maintain a minimum four-foot setback from the beginning of the curb return.
152. 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.

153. Repair any improvements damaged during construction along property frontage on Carson Street.
154. Plant street trees along the property frontage on Carson Street and provide a privately maintained irrigation system.
155. Underground all new utilities.
156. Comply with the street lighting conditions as stipulated in the enclosed memorandum dated July 27, 2023, from Public Works, Traffic Safety and Mobility Division (Street Lighting Section), and/or any of the City's street lighting requirements.

Sewer

157. A Sewer Area Study for the proposed subdivision (PC22-01AS, dated May 3, 2022) 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.
158. 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.
159. Provide a minimum 10-foot sewer easement on the private driveway and fire lane to the satisfaction of Public Works.
160. 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

161. 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.

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

162. 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

163. Place a note on the final map, indicating that this map is approved as a residential development to create 50 townhomes on one lot.
164. 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.
165. Provide addressing information in Microsoft Excel format to the satisfaction of the City Engineer.
166. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents, over the common private driveways.
167. A final guarantee will be required at the time of the filing of the final map with the Registrar-Recorder/County Clerk's office.
168. 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.
169. 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.
170. 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.
171. Upon final map approval by the City Council, forward a copy of the conditions of final map approval to Public Works, Land Development Division.

FIRE DEPARTMENT – LOS ANGELES COUNTY FIRE DEPARTMENT

172. Install one new public hydrant required fire flow 1,500 gpm @ 20 psi for 2 hours.
173. Install one new private hydrant required fire flow 1,250 gpm @ 20 psi for 2 hours.
174. Water Systems Improvement Plans shall be submitted through epicla.lacounty.gov from the local water purveyor (reference TR 83597, FLDU2021010433, 336 E. Carson Street, Carson CA 90745), for the required public and private fire hydrants, prior to clearance of the Final Map for recordation. Verification of financial obligation for the required fire hydrants 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.
175. Submittal of Water Systems Improvement Plans for the required fire hydrants shall be submitted through 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.
 176. 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.
 177. 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

178. 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.
179. Provide notification to LASD of any methane extraction systems at the project site.