

RESOLUTION NO. 19-145

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA:
APPROVING MITIGATED NEGATIVE DECLARATION AND MITIGATION
MONITORING AND REPORTING PROGRAM, AND ADOPTING SPECIFIC PLAN
NO. 4-93 AMENDMENT 4, FOR DEVELOPMENT OF A 175-UNIT RESIDENTIAL
CONDOMINIUM DEVELOPMENT LOCATED AT THE NORTHEAST CORNER OF S.
CENTRAL AVENUE AND E. VICTORIA STREET**

WHEREAS, an application was duly filed by the applicant, The Carson Project Owner, a Delaware limited liability company, with respect to real property located at the northeast corner of S. Central Avenue and E. Victoria Street and described in Exhibit "A" attached hereto, [which the applicant is in the process of purchasing from the Little Blackfoot, a California limited liability company,] requesting to construct a new three story, 175-unit residential condominium development project and associated improvements, seeking the following approvals/entitlements:

- Site Plan and Design Review (DOR) 1695-18 to permit the design of the proposed project to construct a 175-unit residential condominium project within the Dominguez Hills Village Specific Plan (Specific Plan No. 4-93);
- Conditional Use Permit (CUP) No. 1040-18 to permit the 175-unit residential condominium project;
- Tentative Tract Map (TTM) No. 78226, to subdivide the existing parcel to allow for the development of 175-unit residential condominium units;
- Specific Plan (SP) No. 4-18 Amendment 4, the fourth Amendment to the Dominguez Hills Village Specific Plan (Specific Plan No. 4-93), as was originally adopted in 1996 and amended by Ordinance Nos. 99-1158 and 99-1170 in 1999), to amend the DHV Specific Plan to allow for the proposed residential development, Housing Type "D", known as the Victoria Greens project, to ensure consistency with the City of Carson General Plan, Municipal Code, and Zoning Ordinance;
- A Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP).

WHEREAS, the City's Planning Commission held a duly noticed public hearing to consider the Project on June 25, 2019 at 6:30 P.M. at the City Hall, Helen Kawagoe Council Chambers, 701 East Carson Street, Carson, California; and upon the conclusion of said public hearing, at which evidence, both written and oral, including but not limited to staff reports, along with testimony received by the applicant and other members of the public, was presented to and considered by the Planning Commission, the Planning Commission voted to adopt Planning Commission Resolution No. 19-2669, thereby recommending approval of Specific Plan No. 4-18 Amendment 4 and the MND/MMRP by the City Council, and approving DOR No. 1695-18, CUP No. 1040-18, and TTM No. 78226, subject to specified conditions of approval attached to said resolution; and

WHEREAS, the City Council, by adoption of Resolution No. 19-145 on August 6, 2019, approved the Fourth Amendment to the Dominguez Hills Specific Plan No. 4-93 Amendment 4, and the MND as recommended by the Planning Commission, subject to specified conditions of approval; and

WHEREAS, California Government Code Section 65356 requires that a city's legislative body adopt or amend a specific plan by resolution; and

WHEREAS, the City Council desires, by this resolution, to adopt the Fourth Amendment to the DHV Specific Plan and to approve the MND/MMRP as recommended by the Planning Commission, and subject to the conditions of approval attached hereto as Exhibit "B".

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF CARSON DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct, and are incorporated herein by reference as though set forth in full.

SECTION 2. The City Council hereby finds that the proposed project, as mitigated pursuant to Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project (collectively, "MND"), which is available for public review at <http://ci.carson.ca.us/CommunityDevelopment/VictoriaGreens.aspx> and which constitutes Exhibit "C" incorporated herein by reference, will not have a significant effect on the environment. The City Council further finds as follows with respect to the MND:

- a) The MND was prepared in compliance with CEQA.
- b) The MND, in draft form, was published and circulated for public comments in compliance with the requirements of CEQA, and was thereafter revised to the extent necessary to meet the requirements of CEQA, although such revisions did not necessitate recirculation of the MND pursuant to CEQA Guidelines Section 15073.5.
- c) Pursuant to Public Resource Code § 21082.1(c)(3), the MND reflects the independent judgment of the City as lead agency.
- d) Based on the foregoing, the City Council hereby adopts the MND. The Planning Division is hereby directed to file a notice of determination within five (5) business days of adoption of this Resolution in accordance with CEQA Guidelines Section 15075.

SECTION 3. With respect to the **Specific Plan No. 4-93 Amendment 4**, the Fourth Amendment to the Dominguez Hills Village Specific Plan (Specific Plan No. 4-93), which is available at <http://ci.carson.ca.us/CommunityDevelopment/VictoriaGreens.aspx> and which constitutes Exhibit "D" incorporated herein by reference (the "Plan"), the City Council finds that:

- a) The Plan complies with the requirements of California Government Code Section 65451 in that the Plan does specify in detail:
 - o The distribution, location and extent of the uses of land, including open space, within the area covered by the Plan.

- The proposed distribution, location, extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and other essential facilities proposed to be located within the area covered by the Plan and needed to support the land uses as described in the Plan;
 - Standards and criteria by which development will proceed, and standards for the conservation, development and mitigation of natural resources, where applicable;
 - A program of implementation measures including regulations, programs, public works projects and financing measures necessary to carry out the project;
 - A statement of the relationship of the Plan to the General Plan.
- b) The proposed project and the Plan are consistent with and adheres to the Carson General Plan Mixed-Use Residential Land Use designation and adheres to the policies, goals and objectives of The Plan. The proposed multifamily residential condominium development is consistent with development standards of the Plan. The proposed project will be integrated seamlessly with The Plan through use of architectural elements, while still providing a degree of uniqueness to establish its own identity as its own association.
- c) The project site is suitable for proposed 175-unit residential condominium project. The Plan will accommodate the proposed density of up to 21.69 units per acre, which does not constitute a change from existing standards. The design of the subdivision and project has incorporated project design features to reduce public health and safety problems associated with close proximity to existing residences.

SECTION 4. Based on the findings set forth Section 3, the City Council hereby adopts the Plan, subject to the conditions of approval attached hereto as Exhibit "B", to the extent applicable.

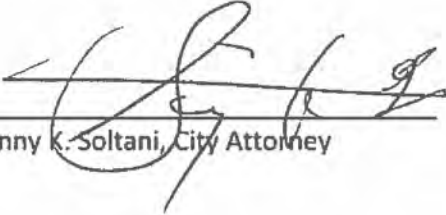
SECTION 5. This Resolution shall be effective immediately upon its adoption.

SECTION 6. The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.


PASSED, APPROVED and ADOPTED this 6th day of August, 2019.

[Signatures on Following Page]

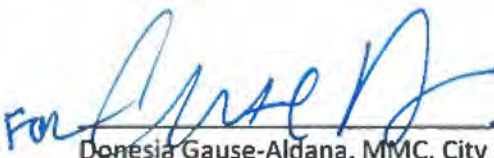
APPROVED AS TO FORM:


Sunny K. Soltani, City Attorney

CITY OF CARSON:


Albert Robles, Mayor

ATTEST:

 Chief Deputy
Donesia Gause-Aldana, MMC, City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF CARSON)

I, Donesia Gause-Aldana, City Clerk of the City of Carson, California, hereby attest to and certify that the foregoing resolution, being Resolution No. 19-145, adopted by the City of Carson City Council at its meeting held on August 6, 2019, by the following vote:

AYES: COUNCIL MEMBERS: Robles, Hicks, Davis-Holmes, Hilton, Dear
NOES: COUNCIL MEMBERS: None
ABSTAIN: COUNCIL MEMBERS: None
ABSENT: COUNCIL MEMBERS: None

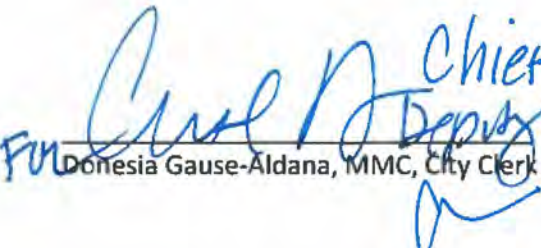
 Chief Deputy
Donesia Gause-Aldana, MMC, City Clerk

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CARSON, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCELS 2, 3 AND 4 OF PARCEL MAP NO. 24971, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 289, PAGES 13 AND 14 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, PETROLEUM, HYDROCARBON SUBSTANCES, WATER AND OTHER MINERALS BELOW A DEPTH OF 500 FEET MEASURED VERTICALLY FROM THE PRESENT SURFACE OF SAID LAND, TOGETHER WITH THE RIGHT OF ENTRY BELOW SAID DEPTH OF 500 FEET BY SLANT OF DIRECTIONAL DRILLING FROM OTHER LANDS TO DEVELOP AND PRODUCE OIL, GAS, PETROLEUM, HYDROCARBON SUBSTANCES, WATER AND OTHER MINERALS, AND THE RIGHT TO USE THE STRUCTURES BELOW SAID DEPTH OF 500 FEET FOR THE STORAGE AND SUBSEQUENT REMOVAL OF GAS OR OTHER SUBSTANCES, BUT WITHOUT ANY RIGHT OF SURFACE ENTRY.

APN(s): 7319-003-104; 7319-003-105; 7319-003-106



EXHIBIT "B"

**CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
CONDITIONS OF APPROVAL**

SPECIFIC PLAN NO. 4-93 AMENDMENT 4

**MITIGATED NEGATIVE DECLARATION (MND) AND
MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**

BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

1. All parties involved in the subject project including to but not limited to contractors and subcontractors are required to obtain a city business license per Section 6310 of the Carson Municipal Code.

GENERAL CONDITIONS

2. City adopted Ordinance No. 19-1931 to implement the City's Interim Development Impact Fee ("IDIF") Program. In accordance with this IDIF program, the applicant, property owner, and/or successor to whom these project entitlements are assigned ("Developer"), shall be responsible for payment of one-time impact fees in effect at the time of issuance of building permits currently \$14,000 per dwelling unit prior to issuance of building permit. The Project contemplates a 175-unit residential condominium project. Based on the number of proposed dwelling units of the Project, Developer will be responsible for development impact fees in the amount of \$2,450,000 (DIF Amount), provided that if the Project increases or decreases in size, the DIF Amount will be adjusted accordingly at the same rate. No building permits shall be issued prior to the full payment (per phase of development) of the DIF Amount. See the following City webpage for additional information:
<http://ci.carson.ca.us/communitydevelopment/IDIFProgram.aspx>
3. City adopted Community Facilities District (CFD) 2018-01 to finance the ongoing costs of City services for the project. Developer has elected to participate in the CFD No 2018-01 for this purpose so as to offset the ongoing impacts of the Project (the CFD Benefits). Based on the adopted CFD, the subject property falls under Residential – All Others Land Use Category and will be charged accordingly. The base year CFD fee has been established at \$879.10 per unit. Calculated CFD for this site up to June 2020 is \$153,842.50. the rate in effect at the time of annexation shall be imposed. See the following City webpage for additional information: <http://ci.carson.ca.us/communitydevelopment/CFD.aspx>.

4. Development project approval shall become null and void **two years** following the effective date of application approval unless a building permit is issued and construction is commenced and diligently pursued toward completion or a time extension has been approved by the Planning Commission. This Permit does not supersede an individual time limits specified herein for performance of specific conditions or improvements.
5. The approved Resolution, including the Conditions of Approval contained herein ("Conditions of Approval"), and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
6. The applicant shall submit two complete sets of plans that conform to the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
7. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
8. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with the Conditions of Approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
9. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
10. Precedence of Conditions. If any of the Conditions of Approval alter a commitment made by the applicant 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.
11. 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.
12. **Covenant, Conditions, and Restrictions (CC&Rs) shall be established for the project (see Condition of Approval #25, 28, 29, 79).**
13. Deposit Account. A trust deposit account shall be established for all deposits and fees required pursuant to the Conditions of Approval. The trust deposit shall be maintained 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 10 days of the request therefore, or work may cease on the Project.

14. **Indemnification.** The Developer, for itself and its successors in interest ("Indemnitors"), agrees to defend, indemnify and hold harmless the City of Carson, its agents, officers, and employees ("Indemnitees") from and against any and all claims, liabilities, damages, losses, costs, fees, penalties, actions, or 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 any damage or harm to person or property, real or personal, arising from Indemnitors' operations or any of the project entitlements or approvals that are the subject of these conditions, including but not limited to Claims for cancers, diseases, ailments, illnesses, sicknesses, maladies or other adverse health conditions or effects (including those resulting in death) to future occupants of the project site allegedly arising from or relating to soil contamination or other conditions existing on the project site which make its development or occupancy pursuant to the project or entitlements hazardous to human health. The City will promptly notify Indemnitors of any such claim, action, or proceeding against the City, and Indemnitors will pay the City's associated legal costs and will advance funds assessed by the City to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without Indemnitors' consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein. Indemnitors shall provide a deposit 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 attorney's fees, and shall make additional deposits as requested by the City to keep the deposit at such level. The City may ask for further security in the form of a deed of trust to land of equivalent value. If Indemnitors fail to provide or maintain the deposit, the City may abandon the action and Indemnitors shall pay all costs resulting therefrom and the City shall have no liability to Indemnitors.
15. After project's entitlement approval, the applicant shall pay all applicable departmental fees. Fees shall be paid at the rate established by resolution of the City Council.

SPECIAL CONDITIONS

16. **The proposed development is 175 total units consisting of 95 three-story townhome units (row) and 80 three-story stacked flat units (Level). The Developer may revise the types of units (unit mix), up to 130 townhomes (row) units within the project, so long as the overall unit count and site circulation, which will be in substantial conformance with this approval, subject to approval by the Community Development Director.**
17. **Developer has elected to accelerate the installation of a traffic signal at the intersection of Central Avenue and Aspen Hill Road (the "Off-Site Improvement"), which option would allow the Off-Site Improvement to proceed in conjunction with the Project with the Developer in conjunction, with the Developer receiving a dollar for dollar credit against those fees identified in COA #2.**

18. The Developer shall execute and assume a reimbursement agreement in a form approved by City Council, which City and Developer anticipate will be substantially similar in form to the Reimbursement Agreement attached as Exhibit "C to the resolution to which these Conditions of Approval are attached as Exhibit "B" ("Reimbursement Agreement.").
19. If the Developer exercises the option to build the Off-Site Improvement, such improvement shall be completed as a condition of the issuance of the applicable permit, as set forth in the Reimbursement Agreement.

AESTHETICS

20. Any deviation of architectural design or details or building footprint from the approved set of plans shall be first approved by the Planning Division. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
21. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
22. Prior to Issuance of Building Permit, the specification of all colors and materials must be submitted and approved by the Planning Division.

CONDOMINIUMS

23. The condominium project shall conform to all the development standards as outlined in Section 9128.15 of the Zoning Ordinance, unless otherwise provided for in this approval.
24. The project shall conform to all the development standards as outlined in Section 9305 of the Zoning Ordinance, unless otherwise provided for in this approval.
25. The Declaration of Covenants, Conditions and Restrictions ("CC&R's") shall be established for the project as outlined in CMC Section 9128.17 of the Zoning Ordinance and submitted to the Planning Division for review and approval.
 - a) The CC&Rs shall contain statements that the project will be in compliance with city, county and state regulations.
 - b) The CC&Rs shall provide for formation of a homeowner's association ("HOA") which shall be responsible for ensuring proper maintenance of the common areas.
 - c) The CC&Rs shall ensure proper maintenance of the common areas by a professional management agency.
 - d) No changes to provisions of the approved CC&Rs that would vary or conflict with these Conditions of Approval or implicate the provisions of CMC shall be made without the City's consent.
 - e) The Developer shall pay for the cost of review and approval of the CC&Rs by the City Attorney.
 - f) The CC&Rs shall provide for proper maintenance of the property and include other necessary conditions to carry out the terms herein, and shall be enforceable by the City, and recorded prior to development of any parcels.
 - g) The CC&Rs shall include language that prohibits ceasing professional property management without obtaining City of Carson City Council approval.

26. All ground-mounted equipment including air conditioners and transformers shall be screened from public view.
27. Enclosed patios with gates shall have locking mechanisms owned and maintained by the HOA and/or property owner.
28. **Prior to issuance of certificate of occupancy, install building filtration systems with Minimum Efficiency Reporting Value (MERV) 13 or better in all dwelling units as required by Mitigation Measure AQ-2 (see COA #29).**
 - a) The project's CC&Rs shall include a clause that requires residents to operate and maintain their HVAC systems, including MERV filters, to manufacturer's specifications. Future residents will be made aware of this requirement prior to purchasing their condominium during the escrow/disclosures process. Thus, the requirements to maintain the MERV filter system, as well as costs associated with such maintenance requirements, will be disclosed early on and should not be surprising to residents. The disclosure shall include the following:
 - 1) Disclose the potential health impacts to prospective residents from living in a close proximity of State Route 91 and distribution center and the reduced effectiveness of air filtration system when windows are open and/or when residents are outdoor (e.g., in the common usable open space areas);
 - 2) Identify the responsible implementing and enforcement agency such as the HOA to ensure that enhanced filtration units are inspected regularly;
 - 3) Provide information to residents on where the MERV filters can be purchased;
 - 4) Disclose the potential increase in energy costs for running the HVAC system to prospective residents;
 - 5) Provide recommended schedules (e.g., once a year or every 6 months) for replacing the enhanced filtration units to prospective residents;
 - 6) Identify the responsible entity such as residents themselves, HOA, or property management for ensuring enhanced filtration units are replaced on time, if appropriate and feasible (if residents should be responsible for the periodic and regular purchase and replacement of the enhanced filtration units, the Lead Agency should include this information in the disclosure form);
 - 7) Identify, provide, and disclose any ongoing cost sharing strategies, if any, for the purchase and replacement of the enhanced filtration units.
29. Prior to issuance of certificate of occupancy, the applicant shall provide a final City Attorney approved copy of the CC&Rs to the Planning Division.

ENVIRONMENTAL

30. Prior to issuance of grading permit and building permit, a revised mitigation monitoring program matrix/spreadsheet shall be submitted to the City, as applicable, for review and compliance with the mitigation measures for Victoria Greens Mitigated Negative Declaration dated June 2019, and any applicable Mitigation Measures from the Dominguez Hills Village Specific Plan Environmental Impact Report (EIR) adopted in 1996. The following mitigation measures for the Victoria Greens Mitigated Negative Declaration dated June 2019 have been incorporated here by reference hereto:

Mitigation Measure No.	Mitigation Measure/Project Design Feature
<i>Air Quality</i>	
MM-AQ-1	<p><u>To reduce the potential for health risks as a result of construction of the project, the applicant shall:</u></p> <ul style="list-style-type: none"> • Prior to the start of construction activities, the project applicant, or its designee, shall ensure that all 75 horsepower or greater diesel-powered equipment are powered with California Air Resources Board certified Tier 4 Interim engines, except where the project applicant establishes to the satisfaction of the City that Tier 4 Interim equipment is not available. <u>In the case where the applicant is unable to secure a piece of equipment that meets the Tier 4 Interim requirement, the applicant may upgrade another piece of equipment to compensate (from Tier 4 Interim to Tier 4 Final). Engine Tier requirements in accordance with this measure shall be incorporated on all construction plans.</u> • All other diesel-powered construction equipment will be classified as Tier 3 or higher, at a minimum, except where the project applicant establishes to the satisfaction of the City that Tier 3 equipment is not available.
MM-AQ-2	<p>The project applicant or its successor shall install high-efficiency return air filters on all heating, ventilation, and air conditioning (HVAC) systems serving any residential unit located at the project site. The air filtration system shall reduce at least 80% of particulate matter emissions, such as can be achieved with a Minimum Efficiency Reporting Value 13 (MERV 13) air filtration system installed on return vents in residential units. The Homeowners Association property management for these multifamily residential receptors shall maintain the air filtration system on any HVAC system installed for the specified residential units in accordance with the manufacturer's recommendations for the duration of the project.</p>
<i>Cultural Resources</i>	
MM-CUL-1	<p>If archaeological resources (sites, features, or artifacts) are exposed during construction activities for the project, all construction work occurring within 100 feet of the find shall immediately stop until a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the find and determine whether or not additional study is warranted. Depending on the significance of the find under the California Environmental Quality Act (CEQA) (14 California Code of Regulations Section 15064.5[f]; California Public Resources Code Section 21082), the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work, such as preparation of an archaeological treatment plan and data recovery, may be warranted.</p>
MM-CUL-2	<p>In the event that paleontological resources (fossil remains) are exposed during construction activities for the project, all construction work occurring within 50 feet of the find shall immediately stop until a Qualified Paleontologist, as defined by the Society of Vertebrate Paleontology's 2010 guidelines, can assess the nature and importance of the find. Depending on the significance of the find, the Qualified</p>

Mitigation Measure No.	Mitigation Measure/Project Design Feature
	Paleontologist may record the find and allow work to continue, or may recommend salvage and recovery of the resource. All recommendations will be made in accordance with the Society of Vertebrate Paleontology's 2010 guidelines, and shall be subject to review and approval by the City of Carson. Work in the area of the find may only resume upon approval of a Qualified Paleontologist.
<i>Hazards and Hazardous Materials</i>	
MM-HAZ-1	Prior to, during, and following construction of the project, specified programs and actions recommended in the Remedial Action Plan (RAP) and approved by the Regional Water Quality Control Board (RWQCB) shall be implemented in accordance with the RAP. Any potential variation to the RAP's recommendations shall be discussed with and approved by the RWQCB prior to implementation. Evidence of compliance with the RAP shall be provided in a timely manner to the City of Carson and available to review in the project file.
MM-HAZ-2	Before issuance of a grading permit, a licensed contractor shall prepare a Hazardous Materials Contingency Plan (HMCP) and submit the plan to the City of Carson. The purpose of the HMCP is to protect on-site construction workers and off-site receptors in the vicinity of the construction site. The HMCP shall describe the practices and procedures to be implemented to protect worker health in the event of an accidental release of hazardous materials, or if previously undiscovered hazardous materials are encountered during construction. The HMCP shall include items such as spill prevention, cleanup, and evacuation procedures. The HMCP shall help protect the public and workers by providing procedures and contingencies to help reduce exposure to hazardous materials.
<i>Noise</i>	
MM-NOI-1	<p>Noise levels at the proposed swimming pool exterior use area exposed to noise levels in excess of 65 community noise equivalent level (CNEL) shall be reduced to 65 CNEL. Noise reduction for on-site exterior use area noise impacts shall be accomplished through on-site noise barriers (walls).</p> <p>The project's proposed wall west of the swimming pool recreation area shall be constructed as a noise barrier with a height of at least 6-feet. Any additional height above the 6-foot level does not require noise attenuation features.</p> <p>The sound attenuation fence or wall must be solid. It can be constructed of masonry, wood, plastic, fiberglass, steel, or a combination of those materials, as long as there are no cracks or gaps, through or below the wall. Any seams or cracks must be filled or caulked. If wood is used, it can be tongue and groove and must be at least 1-inch total thickness or have a density of at least 3.5 pounds per square foot. Where architectural or aesthetic factors allow, glass or clear plastic $\frac{3}{4}$ of an inch thick or thicker may be used on the upper portion, if it is desirable to preserve a view. Sheet metal of 18 gauge (minimum) may be used, if it meets the other criteria and is properly supported and stiffened so that it does not rattle or create noise itself from vibration or wind. Any door(s) or gate(s) must be designed with overlapping closures on the bottom and sides and meet the minimum specifications of the wall materials described above. The gate(s) may be of 1-inch thick or better wood, solid-sheet metal of at least 18-gauge metal, or an exterior-grade solid-core steel door with prefabricated doorjamb.</p>

Mitigation Measure No.	Mitigation Measure/Project Design Feature
MM-NOI-2	<p>Interior noise levels within the project's dwelling units shall not exceed 45 community noise equivalent level (CNEL). Once specific building plan information is available, additional exterior-to-interior acoustical analysis shall be conducted for the residences facing both S. Central Avenue and E. Victoria Street where exterior noise levels are expected to exceed 60 CNEL to demonstrate that interior levels will not exceed 45 CNEL. The information in the analysis shall include wall heights and lengths, room volumes, window and door tables typical for a building plan, as well as information on any other openings in the building shell. With this specific building plan information, the analysis shall determine the predicted interior noise levels at the planned on-site buildings. If predicted noise levels are found to be in excess of 45 CNEL, the report shall identify architectural materials or techniques that could be included to reduce noise levels to 45 CNEL in habitable rooms. Standard measures such as glazing with Sound Transmission Class (STC) ratings from a STC 22 to STC 60, as well as walls with appropriate STC ratings (34 to 60), should be considered.</p> <p>In addition, appropriate means of air circulation and provision of fresh air shall be provided to allow windows to remain closed for extended intervals of time so that acceptable interior noise levels can be maintained. The mechanical ventilation system shall meet the criteria of the International Building Code (Chapter 12, Section 1203.3 of the 2001 California Building Code).</p>
MM-NOI-3	<p>The construction contractor shall not operate a vibratory roller, or equipment with the potential to result in an equivalent level of vibration that exceeds 0.01 inches/second over the frequency range of 1 to 100 hertz, or within 50 feet of the daycare facility north of the project site.</p>
MM-NOI-4	<p>Temporary sound barriers or sound blankets shall be installed between construction operations and adjacent noise-sensitive receptors. Due to equipment exhaust pipes being approximately 7 to 8 feet above ground, a sound wall at least 10 feet in height above grade shall be located along the northern property line between the project and neighboring daycare facility, from S. Central Avenue east along the unnamed driveway between the site and daycare for approximately 180 feet. To reduce noise levels effectively, the sound barrier should be constructed of a material with a minimum weight of 2pounds per square foot with no gaps or perforations, and shall remain in place until the conclusion of demolition, grading, and construction activities.</p>

31. Prior to Certificate of Occupancy, the project shall demonstrate compliance with all applicable mitigation measures in the Mitigation Monitoring and Reporting Program for Victoria Greens dated June 2019. A final mitigation monitoring matrix/spreadsheet shall be submitted to the City.
32. Developer must comply with all requirements of approved Remedial Action Plan (RAP) approved by the Los Angeles RWQCB on April 23, 2019.

Los Angeles Regional Water Quality Control Board (Regional Board)

The Regional Board has approved (approval letter dated April 23, 2019) the proposed remedial action plan and its addendum for the Site's redevelopment with the following conditions, which are hereby made a part of these Conditions of Approval:

33. Submit a confirmation soil sampling plan for each excavation area for the Regional Board staff concurrence on the number and location of the confirmation soil samples as proposed in the remedial action plan addendum prior to filling each excavation area with clean import soil.
34. All work shall be completed under the direction of a California registered professional geologist, registered certified specialty geologist, or registered civil engineer.
35. For each soil excavation area, submit a separate report for our review within 14 days after completion of soil excavation including the following items:
 - a) Results of soil confirmation sampling and the field screening;
 - b) Volume of excavated soil;
 - c) A map showing the excavation area (both vertical and lateral extent) and confirmation soil sample locations; and
 - d) Manifests for soil disposal
36. Within 45 days after completion of all soil remediation and grading activities, a technical report documenting the procedures, field observations and analytical results must be submitted to the Regional Board.
37. Include a perjury statement in all reports submitted to the Regional Board pursuant to the above. The perjury statement shall be signed by a senior authorized Integral Partners Funding, LLC representative (and not by a consultant). The statement shall be in the following format:

"I, [NAME], do hereby declare, under penalty of perjury under the laws of State of California, that I am [JOB TITLE] for Integral Partners Funding, LLC, that I am authorized to attest to the veracity of the information contained in [NAME AND DATE OF REPORT] is true and correct, and that this declaration was executed at [PLACE], [STATE], on [DATE]."

LANDSCAPE/IRRIGATION

38. Install additional screening on and near proposed CMU block walls with vines and fastgrowing landscape prior to issuance of certificate of occupancy.
39. Provide pilasters with decorative material (i.e. stone) every 8-10 feet along the perimeter proposed CMU block walls.
40. The landscape plan shall also comply with applicable landscape provisions of Specific Plan Amendment.
41. A final landscape plan should be submitted Planning Division for approved prior to issuance of building permit.
42. 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.

43. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
44. The proposed irrigation system shall include best water conservation practices.
45. The applicant shall submit two sets of landscaping and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Three sets of landscape and irrigation drawings of the entire project site must be submitted to the Building Department with conjunction plans. Four sets are required for projects with recycled water. The plans shall be approved by the Planning Manager prior to the issuance of building permits.
46. Projects shall comply with AB 325, the State Model Water Efficient Landscape Ordinance. Maximum Applied Water Allowance, MAWA, and Estimated Applied Water Use shall be calculated and submitted on all landscape construction documents.
47. The landscape plan shall also comply with applicable landscape provisions of the Specific Plan.
48. Maintenance shall be permanently provided for all areas, including parkways and determined setbacks, not designated for paving, sidewalk, or building. Identify who is responsible for continued maintenance; HOA, LMD or property owner. Irrigation system shall function properly and landscaping maintained in a healthy condition.
49. Irrigation systems shall be designed to be water efficient with like plant material grouped together and proper solar orientation. Turf shall be on a separate valve from shrub areas. Landscape areas in the shade (north or east sides of building) shall be controlled separately from areas in the sun (south or west).
50. For on-site landscaping, a separate irrigation service shall be required.
51. Irrigation systems shall be constantly maintained to eliminate wastewater due to loss of heads, broken pipes or misadjusted nozzles.
52. Show corner sight line distances on the landscape plan per Engineering Department Standard Drawing.
53. The following minimum tree planting setbacks shall be maintained:
 - 25' from beginning of curb returns at street intersections
 - 10' from light standards, power poles and fire hydrants
 - 7' from water and sewer lines
 - 5' from sidewalks (except in parkways), driveways, and buildings
54. Street trees shall be installed and be 24" box for all new residential tracts, commercial, and industrial projects in Carson. Replacement of street trees in established residential areas may be fifteen (15) gallon. Provide one (1) tree for twenty five to thirty feet (25'-30') of linear property frontage.

55. Tree wells shall be 4 feet wide by 6 feet long as space allows. Iron tree grates shall be Starburst by Ironsmith or approved equal with 3/8" max slots openings per ADA guidelines. Decomposed granite (DG) may also be used in tree wells.
56. Linear root barriers if proposed shall be 12" deep maximum for trees planted within 5' of paving. Root barriers shall not surround any tree but shall run parallel to paving. (Planning)
57. Shrubs shall be five (5) gallon container size minimum and are to be spaced 2/3 of mature size. One (1) gallon containers may be used for perennials and groundcovers.
58. Shredded mulch within planter areas is required at a depth of 3" for shrubs and 1" for groundcover. Shredded bark with a tackifier shall be used on 3:1 slopes or greater, not wood chips. Soil shall not be visible. Keep mulch 3" clear of plant stem, 6" of trees. (Planning)
59. Groundcovers from flats shall be spaced at 10" on center. Low groundcovers shall not exceed an 18" width in front of larger shrubs. One (1) gallon containers shall be used for larger groundcover areas. Perennials or annual color shall be spaced at 8". (Planning)
60. Weeds shall be removed before 2 inches high or weed seeds develop. Note on plans for a pre-emergent to be applied before the mulch layer is installed to prevent weeds.

LIGHTING

61. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9127.1 of the Zoning Ordinance.
62. 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

63. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.

TRASH

64. Trash collection shall comply with the requirements of the City's trash collection company.
65. Recycling areas shall be provided in accordance with Sections 9164.4 and 9164.5 of the Zoning Ordinance. Each individual dwelling unit shall have recycling bins and shall participate in curbside recycling pickup.

UTILITIES

66. 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.

67. Public utility easements shall be provided in the locations as required by all utility companies with easements free and clear of obstructions, and electrical utilities shall be installed underground.
68. 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.
69. Any aboveground 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.

Subdivision/Tentative Map

70. The life (term) of this vesting tentative tract map (VTTM) No. 78226 and any extensions of that life shall be that and those set forth in the Subdivision Map Act and any amendments thereto.
71. Should the VTTM be challenged in court, the provisions of Government Code Section 66452.6(c) shall apply.
72. Developer has the right to employ multiple (phased) final maps.
73. Building permits for model homes may be issued prior to final map recordation, at Developer's risk.

CITY OF CARSON, PUBLIC WORKS DEPARTMENT, ENGINEERING SERVICES DIVISION

General Conditions

74. 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.
75. 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.
76. A construction permit is required for any work to be done in the public right-of-way.
77. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of permit by Engineering Division.
78. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Division prior to approval of the Final Map.
79. CC&R's shall address drainage responsibilities.
80. 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.

81. Prior to recordation of **final map**, quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
82. Prior to tentative map approval, a soils report, sewer area study, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Tentative map approval will not be granted until the required soils, sewer, drainage concept, hydrology study and stormwater information have been received and found satisfactory.
 - a) Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.
83. Prior to tentative map approval, 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.
84. 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.
85. Drainage/Grading plan prepared by a registered Civil Engineer, to the satisfaction by the Los Angeles County Department of Public Works.
86. 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 Building and Safety.
87. The Developer shall send a print of the development map to the County DPW and County Sanitation District to request for annexation. The request for annexation must be approved prior to Final Map approval.
88. The tentative map provides for dedication of 100-ft of ultimate right-of-way on Central Avenue as required by CMC Section 9161.3 (this dedication and obligation excludes the property frontage adjacent to Central Avenue that is owned by another landowner). Any deviation from the dedication that is the subject of this condition shall require approval of a new tentative map and/or shall be grounds for denial of a final map. Developer shall prepare a legal description for the required dedication, for review and approval of the City Engineer and Recordation with County Recorder's Office. All documents shall be approved and ready for recordation prior to issuance of Building Permits.
89. A final map subdivision 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 Permit

90. Final Map shall be recorded, except as provided in Conditional of Approval #73.
91. 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 the Conditions of Approval (as approved pursuant to adoption of the Resolution to which the Conditions of Approval are attached as Exhibit "B") shall be attached to the plans when submitted.
- a) Street Improvements along Central Ave and along Victoria Street.
 - b) Sewer Main Improvements (if any) along Central Ave and along Victoria Street as determined by the aforementioned sewer area study.
 - c) Storm Drain Improvements (if any) along Central Ave and along Victoria Street as determined by the aforementioned requirement.
92. Off-site improvements (eg. 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. Prior to issuance of grading permit, Developer shall obtain clearance from City of Carson Engineering Division.
93. The Developer has the option to make a cash payment to the City of Carson in lieu of constructing the following Improvements, pursuant to the [2018 Uniform Comprehensive Schedule of Fees](#), as adopted by the City:
- a) Raised Landscaped Median on Victoria Street
94. All existing overhead utility lines 12 kilovolts and less along Central Ave shall be underground, pursuant to CMC Section 9161.4, to the satisfaction of the City Engineer. Alternatively, in the City Engineer's discretion, the City may accept an in-lieu fee in an amount determined by the City Engineer to be sufficient to cover the costs of such undergrounding provided the applicant deposits the full amount of the deposit of the in-lieu fee before issuance of Building Permits of One Hundred Sixty-six Thousand, Five Hundred Dollars (\$166,500.00). Undergrounding estimate shall be prepared by Southern California Edison and shall be submitted to the City Engineer for his determination.

Prior to Issuance of Certificate of Occupancy

95. 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 this development, prior to release of all improvement bonds.
96. The Developer shall execute and provide to the City Engineer, a written statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water service will be provided to each building.
- a) Comply with mitigation measures recommended by the water purveyor.

97. 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.
98. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Central Ave and along Victoria Street abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
99. **Install extended sidewalk (eg "Bulbouts") along Central Ave abutting this proposed development including the property not a part of this development per City of Carson PW Standard Drawings and/or to the satisfaction of the City Engineer. New curb shall be 31 feet from the centerline of Central Avenue.**
100. Fill in any missing sidewalk within the public right of way along Central Ave and along Victoria Street abutting the development.
101. Remove and replace any broken/damaged driveway approach within the public right of way along Central Ave and along Victoria Street abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
102. Remove unused driveway approach if any, within the public right of way along Central Ave and along Victoria Street 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.
103. The Developer shall modify existing driveways within the public right of way along Central Ave and along Victoria Street abutting this proposed development per City of Carson PW Standard Drawings to comply with the ADA requirements and to the satisfaction of the City Engineer.
104. The Developer shall construct new driveway approaches 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.
105. Modify existing wheelchair ramp at the corner of Central Ave and Victoria Street per City of Carson PW Standard Drawings, in compliance with ADA requirements. Dedicate additional road right of way for corner cut-off to accommodate standard curb ramp.
106. **The Developer shall install a bus shelter on Central Avenue abutting the property frontage. The bus shelter shall be procured and furnished by the City of Carson.**
107. Plant approved parkway trees on locations where trees in the public right of way along Central Ave and along Victoria Street abutting this proposed development are missing per City of Carson PW Standard Drawings Nos. 117, 132, 133 and 134.
108. Install irrigation system for the purpose of maintaining the parkway trees to be planted within the public right of way along Central Ave and along Victoria Street abutting this proposed development.

109. Install raised landscaped median along Victoria Street to the satisfaction of the City Engineer, unless Condition of Approval No. 93 has been met.
110. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer, unless Condition of Approval No. 94 has been met.
111. Comply with any additional requirements, if any, as means of mitigating any traffic impacts as identified in the traffic study approved by the City Traffic Engineer.
112. Install striping and pavement legend per City of Carson PW Standard Drawings.
113. Paint Curbs Red along Central Ave and along Victoria Street within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
114. 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.
115. Streets abutting the development shall be slurry sealed from curb-to-curb or from median-to-curb when medians are existing or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS). Developer may pay a fee in-lieu of application of Slurry Seal. (\$0.45 per square foot \$1,350.00 minimum fee for first location up to 3,000 square feet)
116. 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.

**CITY OF CARSON, PUBLIC WORKS DEPARTMENT, ENGINEERING SERVICES DIVISION –
STORMWATER/NPDES UNIT**

Prior to Issuance of Building Permit

117. 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.
118. Developer shall provide a copy of an approved SWPPP stamped by Los Angeles County Building and Safety Division along with WDID number.
119. 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.

120. Developer shall submit digital copies of LID/NPDES/Grading Plans concurrently to City of Carson, Engineering Services Department and Los Angeles County Building & Safety Division.
121. Developer shall complete, sign and return the Stormwater Planning Program LID Plan Checklist form and return to City of Carson Engineering Services Division.

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.
123. In addition, an exhibit shall be attached to identify the location and maintenance information for any structural and/or treatment control device installed.
124. Covenant shall be reviewed and approved by the City Engineer prior to recordation with the Los Angeles County Registrar-Recorder/County Clerk.
125. Developer shall complete, and return the BMP Reporting Template excel sheet and return to City of Carson Engineering Services Division via e-mail to JGonzale@carson.ca.us.
126. RECORDATION is the responsibility of the Developer. Provide a copy of the recorded covenant agreement to City Engineer
127. Inspection will be conducted once yearly after all Post Construction Best Management Practices (BMP) are constructed.

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS

Developer shall comply with LA County Department of Public Works Land Development Unit (LA County DPW LDU) final letter dated July 2, 2019, providing recommended conditions for final map approval. The final letter will be issued by Director of LA County DPW LDU signature prior to the City Council public hearing.

Drainage Conditions of Approval

128. Comply with the hydrology study approved on May 08, 2019, or any later approved revisions to the satisfaction of the City.
129. Comply with the water quality requirements to the satisfaction of the City.

Grading Conditions of Approval

130. Submit a grading plan for approval. Also, acknowledgement and/or approval from all easement holders may be required.
131. Prior to the approval of the (general, non-remedial) grading plan.

- a) An approved Best Management Practice (BMP) system is required. The BMP system currently proposed in the hydrology report is not necessarily approved and shall be subject to final engineering review. If the BMP system is found to not meet, satisfy, or conform to the City's standards or requirements, then the applicant is responsible for proposing alternate methods in accordance with the Low Impact Development (LID) requirements. If alternate methods substantially changed the project to which the project may no longer be deemed to conform with the original tentative map approval or conditions, the applicant is responsible for processing any required amendments or revisions to the tentative map and any related engineering reports to attain substantial conformity.
- b) Obtain the necessary permit from State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) for the adjustment of well casing in compliance with Title 14, Section 1723.5 of the California Code of Regulations. The applicant is responsible for any unforeseen changes to the tentative map due to work related to the oil wells.
- c) Provide approval of the grading plan by Public Works, Geotechnical & Materials Engineering Division (GMED).
- d) Provide proof of completion of the soil remediation operation and the complete termination, or variance permitting residential use, of the Covenant and Environmental Restriction recorded on the lot on 7/11/2008 as instrument number 20081238354.
 - a) Provide proof that the Water Quality Control Board considers the Developer has satisfactorily complied with the attached Remedial Action Plan Conditions of approval.
- 2) Provide approval of any permits and/or letters of non-jurisdiction from all state and federal agencies, as applicable. These agencies may include the State of California Regional Water Quality Control Board, and the State of California Department of Fish and Wildlife.

Road Conditions of Approval

- 132. Dedicate additional road right of way for corner cut-off to accommodate standard curb ramp at the intersection of Central Avenue and Victoria Street to the satisfaction of the City.
- 133. Remove all structures, fences, and/or private improvements from the dedicated, or to be dedicated, right of way to the satisfaction of the City.
- 134. Reconstruct curb, gutter, sidewalk, transition pavement on base along the property frontage on Central Avenue in accordance with Typical Sections shown on the approved tentative map and to the satisfaction of the City. New curb shall be 31 feet from the centerline of Central Avenue.
- 135. Construct a sidewalk to connect the project frontage on Central Avenue to the satisfaction of the City.

136. Reconstruct a curb return (35-foot radius) and a standard curb ramp at the corner of Central Avenue and Victoria Street to the satisfaction of the City. The curb ramp shall be per Caltrans Revised Standard Plan A88A or to the satisfaction of the City. Relocate all affected utilities including, but not limited to, traffic signal poles.
137. Construct new driveways along the property frontages on Central Avenue and Victoria Street to the satisfaction of the City. The location of the key pad and entry gate on Central Avenue shall accommodate adequate stacking distance at final engineering and to the satisfaction of the City. The location of the gate control on Victoria Street shall be as approved by Fire Department.
138. Close the unused driveways along the property frontages on Central Avenue and Victoria Street to the satisfaction of the City.
139. Repair existing broken curbs and cracked and lifted sidewalk along the property frontages on Central Avenue and Victoria Street to the satisfaction of the City.
140. Repair or replace any improvements damaged during construction along the property frontages on Central Avenue and Victoria Street to the satisfaction of the City.
141. Plant street trees with irrigation provided along the property frontages on Central Avenue and Victoria Street to the satisfaction of the City.
142. Submit a Detailed Signing and Striping Plan to the City for review and approval.
143. Prior to final map approval, Developer shall enter into an agreement with the City-franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of the City.

Sewer Water Conditions of Approval

144. The subdivider shall install and dedicate sewer main lines and a separate house lateral to serve each building in the land division to the satisfaction of the City or post a bond in place with the City.
145. The sewer area study for this proposed land division (PC18-7AS CRSN), approved on June 11, 2019, remains valid for two years from the date of approval. After this period, the applicant shall request the City to re-validate the existing approved sewer area study. Any modifications to the approved tentative map may invalidate this sewer area study. If warranted by Public Works or the City, an approved update of the area study shall be required.
146. Off-site sewer improvements are required to connect to the existing sewer system.
147. Provide a minimum 10-foot sewer easement on the private driveway and fire lane to the satisfaction of Public Works and the City.

148. Ingress and egress easements are required. Final easement locations and easement requirements are subject to Public Works' and City's review and approval.

Water Conditions of Approval

149. 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.
150. The Will Serve letter issued by California Water Service will expire on May 3, 2020. It is the applicant's sole responsibility to renew the aforementioned Will Serve letter in a timely manner (if necessary) and prior to public hearing. Failure to do so may cause delays in project approval.
151. Prior to obtaining the building permit from Public Works, Building and Safety office, submit landscape and irrigation plans for each multi-family lot in the land division with a landscape area greater than 500 square feet in accordance with the Water Efficient Landscape Ordinance.

Subdivision Conditions of Approval

152. Place a note on the final map, to the satisfaction of the City, indicating that this map is approved as a residential condominium development for 28 lots consisting of 175 condominium units.
153. Details and notes shown on the tentative map are not necessarily approved. Any details or notes, which may be inconsistent with requirements of ordinances, general conditions of approval, or the City's policies, must be specifically approved in other conditions or ordinance requirements and are to be modified to those shown on the tentative map upon approval by the City.
154. If applicable, relocate or quitclaim any easements interfering with building locations to the satisfaction of the City Engineer.
155. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, in documents over the "private driveways and fire lanes" and delineate on the final map to the satisfaction of the City.
156. The boundaries of the unit final maps shall be designed to the satisfaction of the City.
157. The first unit of this subdivision shall be filed as Tract No. 78226-01; the second unit, Tract No. 78226-02, and so forth (or a modified unit map recording sequence approved by the City); and the last unit, Tract No. 78226.
158. The street frontage requirement for Lots 4 through 12, 14 through 23, and 30 needs to be waived by the City.

159. If determined necessary by the Fire Department, 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.
160. If required by the City, provide reciprocal easements through a separate recorded document for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes over the common driveways to the satisfaction of the City Engineer.
161. If required by the City, provisions shall be made for the continual maintenance of the common areas. This can be achieved by the formation of an owners' association comprised of the owners of the lots and/or units and those responsible for the maintenance of the common areas.
162. Provide addressing information in Microsoft Excel format to the satisfaction of the City.
163. Private easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication until after the final map is filed with the Registrar-Recorder/County Clerk's office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
164. A final guarantee will be required at the time of the filing of the final map with the Registrar-Recorder/County Clerk's office.
165. 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.

Streetlighting Section

166. Provide streetlights on concrete poles with underground wiring along the property frontage on Victoria Street to the satisfaction of Department of Public Works or as modified by Department of Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

LOS ANGELES COUNTY FIRE DEPARTMENT, FIRE PREVENTION DIVISION

The Fire Department has recommended approval (approval letter dated November 14, 2018) with the following conditions of approval:

Prior to clearance of the Final Map for recordation

167. Submit 3 copies of the Final Map to the County of Los Angeles Fire Department Fire Prevention Land Development Unit (LDU) for review and approval.
168. Provide proof of financial obligation or proof of installation for the installation the required fire hydrants.

169. Provide proof of payment for the County of Los Angeles Fire Department Fire Prevention LDU Final Map review fees.

Access Requirements

170. Every building constructed shall be accessible to Fire Department apparatus by way of access roadways, with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.
171. Access as noted on Tentative Map and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires all weather access.
172. Multiple residential and commercial buildings having entrances to individual units not visible from the street or road shall have unit numbers displayed in groups for all units within each structure. Such numbers may be grouped on the wall of the structure or mounted on a post independent of the structure and shall be positioned to be plainly visible from the street or road as required by Fire Code 505.3 and in accordance with Fire Code 505.1.
173. The method of gate control shall be subject to review by the Fire Department prior to clearance to proceed to public hearing. All gates, to control vehicular access shall be in compliance with the following:
- a) The keypad location shall be located a minimum of 50 feet from the public right-of-way.
 - b) Provide a minimum 32 foot turning radius beyond the keypad, prior to the gate entrance at a minimum width of 20' for turnaround purposes.
 - c) The gated entrance design with a single access point (ingress and egress) shall provide for a minimum width of 20 feet, clear —to-sky, with all gate hardware is clear of the access way.
 - d) Where Fire Apparatus Access Road consists of a divided roadway, the gate width shall be no less than 20 feet for commercial/industrial uses.
 - e) Each side of the roadway shall be clear-to-sky.
 - f) Construction of gates shall be materials that allow manual operations by one person.
Gates shall be of the swinging or sliding type.
 - g) The security gate shall be provided with an approved means of emergency operation, and shall be maintained operational at all times and replaced or repaired when defective.
 - h) Electric gate operators, where provided, shall be listed in accordance with UL 325
 - i) Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements at ASTM F2200.

All locking devices shall comply with the County of Los Angeles Fire Department Regulation 5, Compliance for Installation of Emergency Access Devices.

Fire Code Sections 503.5; 503.5.1; 503.2; 503.3.6; Appendix D103.7

174. Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. 2016 County of Los Angeles Fire Code Section 503 Section 503.1.1.
175. Approved Automatic Sprinkler Systems in new buildings and structures shall be provided in locations described in Sections 9032.1 through 903.2.12 of the County of Los Angeles Fire Code.
176. All proposed structures shall be equipped with automatic fire sprinkler systems that are designed and maintained in accordance with NFPA 13.
177. A minimum 5 foot wide approved firefighter access walkway leading from the Fire Department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1
178. All on-site Fire Department vehicular access roads shall be labeled as "Private Driveway and Fire Lane" on the site plan/exhibit, tentative map and Final Map along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
179. Fire Department vehicular access roads must be installed and maintained in a serviceable manner prior to and during the time of construction, Fire Code 501 4.
180. All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.
181. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.
182. Maintain a minimum unobstructed width of 28 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, except as otherwise approved by Fire Department, and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building when the height of the building above the lowest level of the Fire Department vehicular access road is more than 30 feet high, or the building is more than three stories. The access roadway shall be located a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. Fire Code 503.1.1 and 503.2.2. Cross hatch the Fire Department vehicular access on the site plan and clearly depict the required width.
183. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 37 ½ tons and shall be surfaced so as to provide all-weather

driving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall have a paved or concrete surface. Fire Code 503.2.3

184. Provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE". Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. Fire Code 503.3
185. A minimum 5 foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes, except as otherwise approved by Fire Department. Fire Code 504.1
186. Fire Apparatus Access Roads shall not be obstructed in any manner, including the parking of vehicles, or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times. Fire Code 503.4

Water Systems Requirements

187. Install 2 new public fire hydrants as indicated on the Tentative Map-CUP submittal. All required public fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501 A

Water improvement plans for the required public fire hydrants shall be submitted through the local water purveyor for review and approval, Submit 3 copies of the water improvement plans.

188. Install 6 new public fire hydrants as indicated on the Tentative Map-CUP submittal. On-site water improvement plans shall be submitted to the County of Los Angeles Fire Department Fire Prevention Engineering Section Sprinkler Plan Check Unit for review and approval.
189. For all occupancies other than one and two -family dwellings, and Group R-3 buildings, including commercial, industrial, multi-family dwellings, private schools, and institutions, fire hydrant spacing shall be 300 feet (91.44m). No portion of lot frontage shall be more than 200 feet (60.96m) from, via vehicular access, a public hydrant. No portion of a building shall be more than 400 feet (121.92m) from, via vehicular access, a properly spaced public hydrant.

Additional water system requirements may be required upon review of the completed Fire Flow form # 196, and/or when this land is further subdivided and/or during the building permit process.

190. All fire hydrants shall measure 6"x 4x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Department Code.

191. The required fire flow for the public fire hydrants for this project is 2,125 gpm at 20 psi residual pressure for 2 hours. 2 public fire hydrant(s) flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B105.1.
192. The required fire flow for the on-site private fire hydrants for this project is 2,125 gpm at 20 psi residual pressure for 2 hours. 2 on-site fire hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
193. All required public fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4
194. All required private on-site fire hydrants shall be installed, tested and approved prior to building occupancy. Fire Code 901.5.1
 - a) Plans showing underground piping for private on-site fire hydrants shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation. Fire Code 901.2 & County of Los Angeles Fire Department Regulation 7
195. All on-site fire hydrants shall be installed a minimum of 25 feet from a structure or protected by a two (2) hour rated firewall. Exception: For fully sprinkled multi-family structures, on-site hydrants may be installed a minimum of 10 feet from the structure. Indicate compliance prior to project proceeding to the public hearing process. Fire Code Appendix C106.1
196. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
197. Submit a minimum of three (3) copies of the water plans indicating the new fire hydrant locations to the Fire Department's Land Development Unit for review. The required public fire hydrants shall be installed by the local water purveyor that serves the proposed development. Upon completion verification of fire flow and installation shall be submitted to the County of Los Angeles Fire Department for review and clearance.
198. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

Verification for compliance will be performed during the architectural plan review prior to building permit issuance.