

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 24-2869

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON CONDITIONALLY APPROVING SITE PLAN AND DESIGN REVIEW NO. 1854-21 AND CONDITIONAL USE PERMIT NO. 1108-21 CONTINGENT UPON CITY COUNCIL ADOPTION AND APPROVAL OF, AND RECOMMENDING THAT THE CITY COUNCIL ADOPT AND APPROVE, MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, ZONE CHANGE NO. 189-22, SPECIFIC PLAN NO. 25-21 AND DEVELOPMENT AGREEMENT NO. 26-21 FOR A PROPOSED BUSINESS PARK CAMPUS CONSISTING OF THREE STRUCTURES TOTALING APPROXIMATELY 303,490 SQUARE FEET AND ONE COMMERCIAL STRUCTURE TOTALING APPROXIMATELY 2,700 SQUARE FEET AT 20601 MAIN STREET, APN 7336-003-043.

WHEREAS, on March 25, 2021, the Department of Community Development received an application from Xebec Building Company as representative on behalf of Carson Main Street, LLC (Property owner) for the following entitlements for a 14.42-acre vacant parcel and former landfill located approximately 600 feet southeast of the Del Amo Boulevard and Figueroa Street intersection at 20601 Main Street (APN 7336-003-043) and legally described in Exhibit "A" attached hereto (the "Property"):

- Zone Change (ZCC) No. 189-22, Section 9172.13, to change the zoning map designation for the Property from Manufacturing Light with Organic Refuse Landfill Overlay and Design Overlay Review (ML-ORL-D) to Figueroa Street Business Park Specific Plan (SP No. 25-21);
- Specific Plan (SP No. 25-21), the Figueroa Street Business Park Specific Plan, to establish the development standards and permitted uses for the Property;
- Development Agreement (DA) No. 26-21, to grant specified development rights in exchange for provision of specified community benefits;
- Site Plan Review and Design Review (DOR) No. No. 1854-21, to approve the development plan for the project; and
- Conditional Use Permit (CUP) No. 1108-21, to approve a CUP pursuant to Section 9148.8 of the CMC, which requires approval of a CUP based on specified findings by the Planning Commission for truck-related uses located less than one hundred (100) feet from a residential zone.

WHEREAS, the project site is formerly part of the Gardena Valley Landfill No. 1 and 2, a Class 2 landfill. The Gardena Valley Landfill Nos. 1 & 2 operated from November 1956 until October 1959 and accepted approximately 75% residential municipal waste and 25% construction or industrial wastes resulting in documented soil and groundwater contamination from metals and

volatile and semi-volatile organics. The former landfill was capped with approximately five feet of soil and ceased operation shortly thereafter. Since then, the site has remained unused.

WHEREAS, following an initial study, the City of Carson (“City”), as lead agency, prepared and made available a Draft Mitigated Negative Declaration (State Clearinghouse #2023050278) for public review and comment pursuant to CEQA Guidelines Section 15070. The public review period was from May 11, 2023, through June 9, 2023.

WHEREAS, during the 30-day public review period, comments were received on the Draft IS/MND from certain interested public agencies and private parties. Although the CEQA Guidelines do not require a Lead Agency to prepare written responses to comments received (CEQA Guidelines Section 15088), the City, via its Planning staff and environmental consultant, prepared written responses with the intent of conducting a comprehensive and meaningful evaluation of the proposed project as shown in the attached Final Initial Study/Mitigated Negative Declaration (IS/MND). An Errata to the Draft IS/MND was included, incorporating text changes resulting from public comments on the Draft IS/MND, or additional information received during the public review period.

WHEREAS, the changes incorporated in the Errata do not affect the IS/MND’s overall conclusions; rather, they provide clarification, amplification, and/or insignificant modifications. Further, the text changes did not warrant Draft IS/MND recirculation pursuant to CEQA Guidelines Section 15088.5. None of the changes or information provided in the comments reflect a new significant environmental impact, a substantial increase in the severity of an environmental impact for which mitigation is not proposed, or a new feasible alternative or mitigation measure that would clearly lessen significant environmental impacts but is not adopted.

WHEREAS, in addition, the changes do not reflect a fundamentally flawed or conclusory Draft IS/MND. The text changes are merely intended to clarify, amplify, or correct information in the Draft IS/MND, as initiated by the Lead Agency or due to environmental points raised in the comment letters. Therefore, the IS/MND was/is not subject to recirculation prior to its adoption.

WHEREAS, the IS/MND found potentially significant impacts to air quality, cultural resources, geology and soils, noise, transportation, and tribal cultural resources. With the inclusion of the mitigation measures set forth in the Mitigation and Monitoring and Reporting Program in the IS/MND, which are included as project conditions of approval, all potential environmental impacts are mitigated to the maximum extent feasible and below a level of significance.

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 twenty-sixth day of March 2024, conduct a duly noticed public hearing as required by law to consider said application. Notice of the hearing was posted on the subject property and mailed to property owners and properties within a 750-foot radius of the project site by March 15, 2024.

WHEREAS, the Planning Commission, having duly reviewed and considered the Project and all associated documents and evidence in the record, hereby intends to take the following actions with respect to the Project: (i) recommend to the City Council adoption of the IS/MND and make associated CEQA findings and approvals; (ii) approve DOR No. 1854-21 and CUP No. 1108-21, contingent upon City Council approval of SP No. 25-21, ZCC No. 189-22, and DA No. 26-21 and subject to the conditions of approval set forth in Exhibit “B” hereto (“Conditions”); and (iii) and recommend approval of SP No. 25-21 and ZCC No. 189-22, subject to the Conditions,

and DA No. 26-21.

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 are incorporated herein by reference.

SECTION 2. With respect to the **Site Plan and Design Review No. (DOR) 1854-21**, the Planning Commission finds as follows:

- a) The proposed development, with the Conditions, is compatible with the General Plan, including the Flex District (FLX) Land Use Designation applicable to the Property, and is compatible with the surrounding uses. The proposed business park campus development complements the land uses adjacent to the area and is in keeping with the character, design, and use and adds both locally serving retail commercial and regionally serving industrial, commercial, and E-commerce uses which generate revenue for the City on a site that currently has no existing revenue-generating use.
- b) The development is compatible with the proposed Figueroa Street Business Park Specific Plan (SP No. 25-21), which will apply to the Property upon approval of the Project entitlements, including DOR 1854-21, ZCC No. 189-21 and SP No. 25-21, subject to the Conditions.
- c) The proposed development, with the Conditions, 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. The proposed business park campus will consist of a maximum of three buildings with up to 303,490 square feet total within Planning Area 1 and up to one commercial building totaling 2,700 square feet within Planning Area 2, totaling 306,190 square feet.

The development, known as Figueroa St. Business Park, will be comprised of eight total light industrial business park tenant suites allocated across three concrete tilt-up buildings. Subject to the overall cap on total square footage, each tenant suite shall range in square footage from approximately 30,000-50,000 gross square feet of total square footage, including any mezzanine space. Mezzanine space shall be developed predominantly as office. Each tenant suite shall feature concrete permanent demising walls that cannot be modified to combine units or change the size of the units and no single tenant shall occupy more than one tenant suite at the property for the same operation at any one time, for so long as the project is in operation/existence. Each tenant suite may have a maximum of five truck doors.

A contemporary architectural style is proposed for the project. The buildings' exterior color palette is proposed in various shades of white and grey, and would be constructed with blue glazed windows, aluminum canopies, and aluminum mullions. The heating, ventilation, and air conditioning (HVAC) equipment and exhaust fans would be roof-mounted and screened from public view with parapets. The architecture and design enhance the neighborhood appeal with its high-quality level of design through flexibility and cohesive planning of the development and will be compatible with the existing and anticipated development in the vicinity.

The Project proposes approximately 29,849 square feet of landscaping including a variety of ornamental trees such as eastern redbud trees, bronze loquat trees, Australian willow, crape myrtle trees, and fruitless olive trees, and a variety of drought tolerant ground cover and shrub masses (e.g., John Dourley manzanita, blue grama grass, Rosenka bougainvillea, sage-leaf rock rose, Spanish lavender, green cloud Texas ranger, deer grass, feathery cassia, smokey coast rosemary, and colorguard yucca) will be planted within the street frontage along Figueroa Street and South Main Street, and the northern perimeter of the project site. Planter pots ranging in plant variety, such as dragons blood trees, trailing rosemary, beaked yucca, donkey tail, little ollie, raspberry ice bougainvillea, New Zealand flax, trailing gazania, bitter aloe, and foxtail agave are proposed on-site.

The proposed architectural style, material, colors, and landscaping will allow the development to be in harmony with the existing community.

A maximum eight-foot-tall wrought iron security fence is proposed along the northern and southern boundaries. Concrete masonry retaining walls would be located at the southern property boundary with various heights not exceeding eight feet. All gates would be equipped with Knox boxes for emergency access. Walls at loading areas shall be at least six feet in height, or as approved by the City in response to screen loading activities from off-site views from the adjacent public right-of-way. Landscaping shall be used in combination with walls and fences to visually soften blank surfaces and to deter graffiti.

The buildings will provide a 68' setback to the southern perimeter, a 51' setback to the northern perimeter, and a minimum 25' front setback to the western and eastern perimeters (through-lot).

- d) The proposed development, with the Conditions, provides for convenience and safety of circulation for pedestrians and vehicles.

The development will have pedestrian and vehicular accessibility via Figueroa Street and Main Street. The driveway located on the northeastern corner of the site would serve as a passenger car-only driveway with right-in right-out only access.

The driveway located on the southeastern corner of the site would serve as a shared driveway with full access for passenger cars, bobtails, and delivery trucks, and right-out only for large-body trucks. Large-body trucks exiting this driveway shall only be allowed between the hours of 8:00 a.m. to 9:00 p.m., Monday through Sunday. Large-body trucks shall not be allowed to use this driveway to enter the site at any time.

The driveway located on the southwestern corner of the site would serve as a shared driveway with right-in, right-out only access.

Internal private drive aisles provide connections from perimeter streets (Figueroa and Main Streets) to shared parking areas, truck docks, and building entrances. The Figueroa Street and South Main Street driveways would be improved with enhanced paving, saw-cut score lines, and grind pattern infield with sand blast finish.

The development has convenient access to the 110 Freeway via approved truck routes, and includes a circulation plan prohibiting trucks from using routes to access the Property that are not approved truck routes or that would impact residential areas.

A traffic study conducted as part of the CEQA Initial Study/Mitigated Negative Declaration (IS/MND) estimates that the project will generate a total of 823 daily trips, including 141 truck trips. Given the scale and design of the development, this number of increased trips will be accommodated in a manner that provides for convenience and safety of circulation for pedestrians and vehicles. However, the traffic study only analyzes

the estimated traffic trips using ITE Codes Land Use 140 – Manufacturing, Land Use 150 – Warehousing, and Land Use 822 – Strip Retail Plaza. Because there are other types of warehousing activities that could otherwise occur and generate a higher rate of traffic trips to the Property once the proposed development is completed, and because such activities were not analyzed in the traffic study (e.g., ITE Land Use 155 – High Cube Fulfillment Center Warehouse, 156 – High Cube Parcel Hub Warehouse, 157 – High Cube Cold Storage Warehouse), a condition of approval has been included to prohibit such activities absent a further traffic study and City approval of convenience and safety of circulation for pedestrians and vehicles, to protect against any increases in trip generation rates beyond what was analyzed in this finding and approval.

Off-street parking is provided throughout the site totaling 393 parking spaces proposed: 280 standard parking stalls, 9 ADA-accessible parking spaces, and 104 compact parking spaces. The total proposed parking also includes 115 electric vehicle air/vanpool spaces containing 36 with electric vehicle charging stations, and three (3) ADA-compliant spaces with electric vehicle charging stations. In addition to the vehicle parking, six (6) bicycle racks will be provided.

There are a total of forty (40) dock doors, eight (8) grade level dock doors, eight (8) trailer stall parking for truck loading/unloading efficiency.

The City’s Traffic Engineer and the Los Angeles County Fire Department have reviewed and cleared the project, subject to the conditions of approval.

- e) The signage for the project will comply with the proposed Specific Plan, and address signs shall be mounted facing the street in which the property is addressed and shall comply with all requirements of the Building and Fire Codes. The signage associated with the project exhibits attractiveness, effectiveness, and restraint in signing graphics and color.
- f) The proposed development will be in one phase (i.e., will not be a phased development).
- g) 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 the **Conditional Use Permit No. 1108-21**, the Planning Commission finds that, with the inclusion of the Conditions:

- a) The proposed use and development will be consistent with the General Plan.
- b) The 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.
- d) There will be adequate water supply for fire protection.
- e) The proposed use and development will be compatible with the intended character of the area.
- f) The proposed development includes development standards designed to mitigate existing and potential noise, dust, fumes, traffic, and other adverse environmental impacts affecting neighboring residential areas.

SECTION 4. With respect to the **Zone Change No. 189-22**, the Planning Commission finds that, with the Conditions:

- a) The project includes a zone change request to change the Property’s zoning from Manufacturing Light – Organic Refuse Landfill – Design Overlay (ML-ORL-D) to Figueroa Street Business Park Specific Plan (SP No. 25-21) zone; the new zoning district shall have standards substantially in compliance with SP No. 25-21.

- b) The proposed zone change is consistent with the General Plan, including the Flex District General Plan Land Use classification, and furthers the General Plan Land Use Element goals and policies. The proposed zone change will also be consistent with the applicable Specific Plan, SP No. 25-21, upon approval of the Project entitlements.
- c) The zone change is recommended because it will facilitate the development of the Property in a manner that is compatible with the surrounding uses. The new zoning established by the Specific Plan includes development regulations and plans which provide for a building layout that faces truck loading areas away from Main Street and Figueroa Street to focus any potential impacts from noise, glare, odors, and other nuisances internally and away from surrounding uses.

SECTION 5. With respect to the **Development Agreement No. 26-21** (“DA”), pursuant to Government Code Sections 65864 through 65869.5, as applicable, the Planning Commission finds that:

- a) The Project as proposed by the DA is consistent with the City’s General Plan and will further the overall public health, safety, and welfare in the City.
- b) The DA, in Article 3, outlines the public benefits that the project will contribute towards community public benefits to the City. Pursuant to the General Plan, provision of community benefits is required for facilities larger than 30,000 square feet and to allow a floor area ratio (FAR) of up to 0.5. The community benefits include: (i) payment of Interim Development Impact Fees (IDIF) per the City’s Municipal Code; (ii) annexation of the Property into Master CFD No. 2018-01 and payment of the associated special taxes; (iii) overcoming the constraint of remediation cost, as Developer will pay the cost of remediation, in coordination with DTSC, to develop the Property, which is a former landfill and has been vacant for many years, into a job- and tax-generating use to the benefit of the City; (iv) payment of a \$1,350,000 Community Benefits Fees to be used by the City, in its discretion, for either infrastructure and beautification improvements, capital improvement projects, and/or public art features in the vicinity of the Project, as determined by City.
- c) The approval of the DA will allow for the orderly development of the Project on a 14-acre parcel which is suitable for the proposed use, is in conformity with public convenience and good land use practices, will not adversely affect the orderly development of property and will not adversely affect property values.
- d) The DA provides for a public convenience through significant monetary benefits which will contribute to programs and services designed to provide for the health, safety, and welfare of the public, thereby exhibiting good land use practices.
- e) The DA is in compliance with the procedures established by the City Council as required by Government Code Section 65865(c).
- f) The DA is in compliance with the provisions of Government Code Sections 65864 through 65869.5.

SECTION 6. With respect to **Specific Plan (SP) No. 25-21**, dated April 2023, including its Appendices, which is available for public review at City website page: https://ci.carson.ca.us/content/files/pdfs/planning/docs/projects/FSBP/Appendices/AppendixA_Specific_Plan.pdf and incorporated herein by reference (the “Plan”), the Planning Commission finds that, with the Conditions:

- a) The Plan complies with the requirements of California Government Code Section 65451 in that the Plan does specify in detail:

- i. The distribution, location, and extent of the uses of land, including open space, within the area covered by the Plan (the Property).
 - ii. 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;
 - iii. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable;
 - iv. A program of implementation measures including regulations, programs, public works projects and financing measures necessary to carry out the above; and
 - v. A statement of the relationship of the Specific Plan to the General Plan.
- b) The Plan is consistent with the General Plan.

SECTION 7. The Planning Commission further finds, on the basis of the whole record before it, that the proposed project, as mitigated pursuant to and the IS/MND including the Mitigation Monitoring and Reporting Program (MMRP) for the Project, which are available for public review at <https://ci.carson.ca.us/CommunityDevelopment/FigueroaBusiPark.aspx> and are incorporated into this Resolution by reference, will not have a significant effect on the environment. The MND has been prepared and considered in compliance with CEQA and contains all required contents pursuant to CEQA Guidelines Section 15071. The MND was prepared by a consultant of the City working with City Planning Staff, was reviewed, and analyzed independently by Planning Staff and the Planning Commission and reflects the independent judgment and analysis of the City as lead agency. A Notice of Intent was prepared and issued in compliance with CEQA Guidelines Section 15072. The draft MND was published, circulated, and made available for public review in accordance with the requirements of CEQA, including CEQA Guidelines Section 15073. Six (6) Public comment letters from various agencies and private entities were received. An Errata to the Draft IS/MND was included, incorporating text changes resulting from public comments on the Draft IS/MND, or additional information received during the public review period. On the date of the Planning Commission's public hearing, a follow up letter was received from one of the original commenters, the California Department of Toxic Substances Control ("DTSC"), requesting further text changes to ensure the MND adequately conveys the requirements and status of the site remediation. which is being conducted under a California Land Reuse and Revitalization Act of 2004 ("CLRRRA") voluntary agreement between Carson Main Street LLC and DTSC and requires DTSC approval of a Response Plan, the remediation decision document required under the CLRRRA. The Commission finds that the requested text changes should be incorporated into the Final MND prior to City Council consideration thereof. These changes do not affect the Draft IS/MND's overall conclusions; rather, they provide clarification, amplification, and/or insignificant modifications. The mitigation measures set forth in the MND (including the MMRP) are included within the Conditions of Project approval attached hereto as Exhibit "B". All potential environmental impacts of the proposed Project, as assessed and mitigated pursuant to the MND and MMRP and the Conditions of approval, will be mitigated to the maximum extent feasible and below a level of significance. There is no substantial evidence that the Project will have a significant effect on the environment. The documents or other materials which constitute the record of proceedings upon which this recommended decision is based are on file with the City's Planning Division.

SECTION 8. Based on the findings and conclusions set forth above, the Planning Commission hereby: (1) approves DOR No. 1854-21 and CUP No. 1108-21 contingent upon City Council adoption of the MND and MMRP and approval of ZCC No. 189-22, SP No. 25-21, and

DA No. 26-21, and subject to the Conditions; and (2) recommends that the City Council adopt the MND and MMRP (with incorporation of the text changes described above) and approve ZCC No. 189-22, SP No. 25-21, and DA No. 26-21 (including an appropriate adopting ordinance to be prepared by staff), subject to the Conditions.

SECTION 9. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

APPROVED and **ADOPTED** this 26th of March 2024.



DIANNE THOMAS
INTERIM CHAIRPERSON

ATTEST:



LAURA GONZALEZ
PLANNING SECRETARY

Exhibit A: Legal Description
Exhibit B: Conditions of Approval



Commitment No. NCS-1045942X1-MPLS

EXHIBIT A

The Land referred to herein below is situated in the City of Carson, County of Los Angeles, State of California, and is described as follows:

PARCEL 4, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 62 PAGE 68 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING FROM THAT PORTION INCLUDED WITHIN LOTS 38, 39 AND 44 OF TRACT NO. 6378, ALL OIL, GAS, HYDROCARBON SUBSTANCES AND OTHER MINERALS IN AND UNDER SAID LAND WITH THE RIGHT TO DRILL FOR, MINE, EXTRACT, TAKE AND REMOVE THE SAME FROM ANY WELLS OR SHAFTS LOCATED ON ANY LAND ADJACENT TO THE ABOVE DESCRIBED LAND WITHOUT ACCOUNTING TO THE GRANTEE FOR ANY RENTALS, ROYALTIES OR PROCEEDS FROM THE SALE OF SUCH MINERALS, AS RESERVED IN DEED FROM SUNSET OIL COMPANY, RECORDED AUGUST 2, 1944 IN BOOK 20925, PAGE 72 OF OFFICIAL RECORDS.

ALSO EXCEPT ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND ALL OTHER MINERALS IN AND UNDER SAID LAND (EXCEPT THE SOUTH 350 FEET OF LOTS 36 AND 37), AS RESERVED BY SUNSET OIL COMPANY, A CORPORATION IN DEED RECORDED JULY 1, 1955 IN BOOK 48230, PAGE 289 OF OFFICIAL RECORDS AND BY SUNSET INTERNATIONAL PETROLEUM CORPORATION, A CORPORATION IN DEED RECORDED JULY 20, 1960 IN BOOK D-916 PAGE 193 OF OFFICIAL RECORDS.

ALSO EXCEPT FROM SAID LAND THAT PORTION LYING WITHIN THE LINES OF LOT 91 TRACT NO. 4671, ALL OIL, GAS, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES WHICH LIE BELOW A PLANE OF 500 FEET FROM THE SURFACE OF SAID LAND AS EXCEPTED IN THE DEED FROM DEL AMO ESTATE COMPANY, A CORPORATION, RECORDED NOVEMBER 8, 1963 IN BOOK D-2250 PAGE 748 OF OFFICIAL RECORDS.

For conveyancing purposes only: APN : 7336-003-043

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Form 50115106 (5-24-22)

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

**SITE PLAN AND DESIGN REVIEW NO. 1854-21,
CONDITIONAL USE PERMIT NO. 1108-21, ZONE CHANGE NO. 189-22,
SPECIFIC PLAN NO. 25-21, DEVELOPMENT AGREEMENT NO. 26-21**

GENERAL CONDITIONS

1. Development project approval for Design Overlay Review No. Review No. 1854-21, Conditional Use Permit No. 1108-21, Zone Change No. 189-22, Specific Plan No. 25-21, and Development Agreement No. 26-21 shall become null and void if building permits are not issued prior to the expiration of the term of the Development Agreement, said permits shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission
2. Decision of the Planning Division shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
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 applicant, property owner, and/or successor to whom these 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 2023-2024 IDIF is set at \$3.36 per square feet for Industrial / Business Park and \$6.03 per square foot for Commercial. Therefore, if all building permits were pulled and IDIF is paid for the project between July 1, 2023, to June 30, 2024, the required amount will be \$1,059,527.50, calculated as follows:

310,490 square foot (Industrial / Business Park) X \$3.36 per square foot = \$1,043,246.50

2,700 square foot (Commercial) X \$6.03 per square foot = \$16,281

\$1,043,246.50 + \$16,281= \$1,059,527.50.

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. The owner(s) and occupant(s) of the premises (and any successors-in-interest): (i) shall file a certification with City stating under penalty of perjury (a) whether the use possesses or may possess or use hazardous materials, (b) itemizing the specific types of hazardous materials that will or may be possessed or used, specifying the quantities (both then-current and anticipated maximum quantities) that will or may be possessed or used at any given time, both on an itemized basis and cumulatively, and (c) reporting any outstanding violations of state Unified Program regulations and the status of efforts or measures taken to correct same. If at any time any information specified in the certification becomes outdated or is no longer accurate, the permittee must submit, within thirty (30) days after learning that the information is no longer accurate, an addendum to the certification which includes the corrected/updated information; and (ii) submit to City inspections of the permittee's premises at least once per year for compliance with this code and the permit conditions and identification of any and all hazardous materials present at the location, including reporting of such inspection to the Certified Unified Program Agency having jurisdiction in the City (the Los Angeles County Fire Department, Health Hazardous Materials Division) when the inspector finds any suspected violations of State Unified Program regulations identified during the inspections.
6. Site Plan and Design Overlay Review No. 1854-21, Conditional Use Permit No. 1108-21, Zone Change No. 189-22, Specific Plan No. 25-21, and Development Agreement No. 26-21 is for the remediation of the former landfill and development of a business park campus with facilities that can accommodate a range of uses that include offices,

research and development, e-commerce and light industrial (warehousing/distribution/logistics), and general commercial/retail uses multiple structures at 20601 Main Street (APN 7336-003-043).

7. The Project is a total of 306,190 square feet of gross building area.
8. **The Project shall be comprised of eight total light industrial business park tenant Suites allocated across three concrete tilt-up buildings. Subject to the overall cap on total square footage, each tenant suite shall range in square footage from approximately 30,000-50,000 gross square feet of the total square footage, including any mezzanine space.**
9. **Mezzanine space shall be developed predominantly as office. Each tenant suite shall feature concrete permanent demising walls that cannot be modified to combine units or change the size of the units and no single tenant shall occupy more than one tenant suite at the property at any one time, for so long as the project is in operation existence. Each Tenant Suite may have a maximum of five truck doors.**
10. **Shall construct three buildings with a collective 303,490 square feet of building floor area that includes 24,000 square of office/mezzanine spaces across the three buildings (Buildings 1 through 3) in Planning Area 1**
11. **Building 1 shall be divided into two (2) separate tenant suites (Suites 1A and 1B) with a collective 94,214 square feet of building area. Suite 1A shall have a building footprint of 44,905 square feet including 1,500 square feet of fully built out office area plus 1,500 square-foot mezzanine totaling 46,405 square feet and have no more than 5 truck doors and shall not have use of or access to any of the other buildings' truck doors; and Suite 1B shall have a building footprint of 46,309 square feet including 1,500 square feet of fully built out office area plus 1,500 square-foot mezzanine totaling 47,809 square feet and have no more than 5 truck doors and shall not have use of or access to any of the other buildings' truck doors.**
12. **Building 2 shall be divided into four (4) separate tenant suites (Suites 2A, 2B, 2C and 2D) with a collective 141,609 square feet of building area. Suite 2A shall have a building footprint of 28,965 square feet including 1,500 square feet of fully built out office area plus 1,500 square-foot mezzanine totaling 30,465 square feet and have no more than 5 truck doors and shall not have use of or access to any of the other buildings' truck doors; Suite 2B shall have a building footprint of 37,016 square feet including 1,500 square feet of fully built out office area plus 1,500 square-foot mezzanine totaling 38,516 square feet and have no more than 5 truck doors and shall not have use of or access to any of the other buildings' truck doors; Suite 2C shall have a building footprint of 31,223 square feet including 1,500 square feet of fully built out office area plus 1,500 square-foot mezzanine totaling 32,723 square feet and have no more than 5 truck doors and shall not have use of or access to any of the other buildings' truck doors; Suite 2D shall have a building footprint of 38,405 square feet including 1,500 square feet of fully built out office area plus 1,500**

square-foot mezzanine totaling 39,905 square feet and have no more than 5 truck doors and shall not have use of or access to any of the other buildings' truck doors.

13. **Building 3 shall be divided into two (2) separate tenant suites (Suites 3A and 3B) with a collective 67,667 square feet of building area. Suite 3A shall have a building footprint of 33,204 square feet including 1,500 square feet of fully built out office area plus 1,500 square-foot mezzanine totaling 34,704 square feet and have no more than 5 truck doors and shall not have use of or access to any of the other buildings' truck doors; and Suite 3B shall have a building footprint of 31,463 square feet including 1,500 square feet of fully built out office area plus 1,500 square-foot mezzanine totaling 32,963 square feet and have no more than 5 truck doors and shall not have use of or access to any of the other buildings' truck doors.**
14. **Building 4 shall be a 2,700-square-foot commercial/retail building.**
15. **No tenant shall operate the same operation in more than one Tenant Suite (as opposed to a tenant operating two different operations in separate Tenant Suites, which is permitted).**
16. **[Reserved]**
17. **City shall have the right to inspect the Project site and all Building/Unit areas upon 48 hours prior written notice to Developer for the purpose of ensuring compliance with the project entitlements and conditions of approval, and applicable law.**
18. **Prior to approval of any initial or subsequent use, occupancy, or tenant improvements for the Project or any building, the Director or designee shall ensure all the above measures have been implemented for each building and corresponding truck court area.**
19. **Shall comply with the truck turning and route restrictions from Section 3.5 of the Development Agreement.**
20. **The project's warehouse buildings shall operate as typical manufacturing and/or warehousing land uses unless the City of Carson approves in writing. Use of any part of the project's warehouse buildings as a fulfillment center warehouse, parcel hub warehouse, and/or cold storage warehouse is prohibited. Definitions and descriptions of a fulfillment center warehouse, parcel hub warehouse, and cold storage warehouse are per the Institute of Transportation Engineers Trip Generation Manual, 11th Edition (ITE Manual) land uses 155, 156, and 157, respectively. Square footage, ceiling height, and other related building physical descriptions included in the ITE manual shall not be used to make the determination of proposed land use. The City shall make the final determination of proposed land use for each project building.**
21. **Developer shall comply with all city, county, state and federal regulations applicable to this project.**

22. 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. Substantial revisions will require review and approval by the Planning Division. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
23. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by Developer in accordance with Specific Plan No. 25-21.
24. 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; provided Developer has been given written notice to cease such violation and has failed to do so for a period of thirty days.
25. 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.
26. 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.
27. 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 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.
28. Indemnification. To the extent not prohibited by law, Developer, for itself and its 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.
29. After project approval, Developer shall pay all applicable City fees. Fees shall be paid at the rate established by resolution of the City Council.

AESTHETICS

30. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division.
31. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
32. Prior to Issuance of Building Permit, the specification of all colors and materials must be submitted and approved by the Planning Division.

DRIVEWAYS

33. **The Figueroa Street and South Main Street driveways would be improved with enhanced paving, saw-cut score lines, and grind pattern infield with sand blast finish.**

DRIVEWAY ACCESS

34. **The driveway located on the northeastern corner of the site would serve as a passenger car driveway with right-in right-out only access.**
35. **The driveway located on the southeastern corner of the site would serve as a shared driveway with full access for passenger cars, bobtails, and delivery trucks and right-out only for large-body trucks with the following restriction: Large body truck exit shall only be allowed between the hours 8:00 a.m. to 9:00 p.m., Monday through Sunday; no entrance shall be allowed for large body trucks.**
36. **The driveway located on the southwestern corner of the site would serve as a shared driveway with right-in, right-out only access.**

ENVIRONMENTAL

37. Mitigation measures set forth in the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) dated February 2024 for Figueroa St. Business Park Project shall be adhered to and each individual mitigation measure is hereby made a condition of project approval.

38. Prior to issuance of grading permit and building permit, an initial mitigation monitoring program matrix/spreadsheet shall be submitted to the Planning Division for review compliance with the mitigation measures for Figueroa St. Business Park Project Mitigated Negative Declaration dated February 2024 and approval for confirmation of Developer's compliance with the then-applicable mitigation measures set forth in the MND/MMRP.
39. Prior to issuance of a Certificate of Occupancy, the project shall demonstrate compliance with all then-applicable mitigation measures in the MND/MMRP. A final mitigation monitoring matrix/spreadsheet shall be submitted to the City demonstrating such compliance.

FENCE/WALLS

40. **A maximum eight-foot-tall wrought iron security fence is proposed along the northern and southern boundaries. Concrete masonry retaining walls would be located at the southern property boundary with various heights not exceeding eight feet. All gates would be equipped with Knox boxes for emergency access.**
41. **Walls at loading areas shall be at least six feet in height, or as approved by the City in response to screen loading activities from off-site views from the adjacent public right-of-way. Landscaping shall be used in combination with walls and fences to visually soften blank surfaces and to deter graffiti.**
42. Chain link fencing is prohibited.

HOURS OF OPERATION

43. **Hours of operation for the project will be generally permitted 24 hours per day. However, onsite outdoor activities and outdoor operations for the Buildings located on the easterly third of the Property (anticipated to be Building 3) shall be restricted to the hours of 6:00 a.m. to 10:00 p.m.**

LANDSCAPE/IRRIGATION

44. Comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
45. **[Reserved].**
46. 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.
47. 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.

48. The proposed irrigation system shall include best water conservation practices.
49. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
50. Incorporate additional landscaping to screen and block specific project areas that could be subject to graffiti as determined by the Planning Division.
51. Prior to issuance of Building 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.
52. 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

53. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9127.1 (Exterior Lighting) of the Zoning Ordinance.
54. 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

55. Parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
56. 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 Director of Engineering Services, provides equivalent life, service and appearance.

TRASH

57. Trash collection shall comply with the requirements of the City's trash collection company.
58. 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

59. 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.

60. 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.
61. 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.
62. 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, and in compliance with public utility access requirements.

BUILDING AND SAFETY DIVISION

63. **Shall install 30% electric vehicle (EV) capable parking stalls, and 20% of the 30% EV capable parking stalls shall be improved with charging equipment and energized at Building shell completion, and the initial construction of the Buildings will include infrastructure (conduit and electrical capacity, but not actual charging equipment) to support future truck charging at all loading doors.**
64. Submit development plans for plan check review and approval.
65. Obtain all appropriate building permits and an approved final inspection for the proposed project.

BUSINESS LICENSE

66. All parties involved in the development of the subject 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

67. 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.
68. 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.
69. 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.
70. 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.
71. 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.
72. A construction permit from the Engineering Division is required for any work to be done in the public right-of-way.

73. 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.
74. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of permit by Engineering Division.

Prior to Issuance of Building Permits

75. Soils report, sewer area study, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. 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.
76. The Developer shall submit a sewer area study to the Los Angeles County Department of Public Works (LACDPW) to obtain confirmation capacity is adequate in the sewerage system to be used as the outlet for the sewer of this development to the satisfaction of the L.A. County Sewer Department.
77. 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.
78. [Reserved].
79. Sewer Main Improvements (if any) along Figueroa St. and Main St. as determined by the sewer area study.
80. Storm Drain Improvements (if any) along Figueroa St. and Main St. as determined by the aforementioned requirement.
81. 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.
82. All existing overhead utility lines 12 kilovolts and less along Figueroa St. and Main St. frontage shall be underground 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. Undergrounding estimate shall be prepared by Southern California Edison and shall be submitted to the City Engineer for his determination.
83. Prior to issuance of Grading permit, developer shall obtain clearance from City of Carson Engineering Division.
84. 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.

85. 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, LA County DPW and the City.
86. 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 development and that water service will be provided to each building.
87. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the development 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.
88. The developer shall contact LA County Sam Abdelhdi (babdel@dpw.lacounty.gov) for street lighting COA.
89. 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

90. The Developer shall install separate main sewer laterals to individually serve each building in the development. Installation and dedication of main line sewers may be necessary to meet this requirement.
91. 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.
92. 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.
93. Repair any broken or raised/sagged sidewalk, curb, and gutter within the public right of way along Figueroa St. and Main St. abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
94. Fill in any missing sidewalk within the public right of way along Figueroa St. and Main St. abutting this proposed development.
95. Remove and replace any broken/damaged driveway approach within the public right of way along Figueroa St. and Main St. abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
96. Remove unused driveway approach if any, within the public right of way along Figueroa St. and Main 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.

97. **The Developer shall modify existing driveways within the public right of way along Figueroa St. and along Main St. 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. Project driveway widths wider than City Standards are to be reviewed by the City Engineer during the plan review process.**
98. 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. Easement may be required to accommodate the construction of the driveway and meet the ADA requirement. The maximum driveway approach width allowed for the site is 30 feet. **Driveway widths wider than City Standards will only be acceptable upon review and approval by the City Engineer.**
99. **Existing Median along Figueroa St., located north of the freeway entrance, shall be modified – widen and have landscape and irrigation. The Developer shall diligently coordinate with Caltrans for encroachment permit and any necessary approvals for this modification. In the event that the Caltrans encroachment permit is not received when the Project is deemed ready for Condition of Occupancy, the Project shall provide developer improvement bonds to cover the expected costs for the median improvement construction. The Developer shall be released from the improvement bonds once the improvements are constructed.**
100. **Existing Median(s) along Main St. shall be modified: new extended median(s) to restrict large body trucks left turn out onto Main St. and left turn into the project site; and shall be modified to have landscape and irrigation where possible. Striping and signage shall be included to provide a left turn lane and all necessary signage.**
101. Provide parkway trees. Install irrigation system for the purpose of maintaining the parkway trees and other vegetation to be planted within the public right of way Figueroa St. and Main St. abutting this proposed development.
102. The Owner shall annex the area to the L.A. County Lighting Maintenance District, for the purpose of operating and maintaining the streetlights to be installed. The annexation shall be to the satisfaction of L.A. County and shall be completed prior to the issuance of Certificate of Occupancy. **Additional streetlight installation or upgrade to existing streetlights may be required as part of the annexation.**
103. **All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer. There are wood poles with streetlights attached. Those shall be replaced with streetlights Ameron poles.**
104. 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.
105. **Streets abutting the development, shall be grinded and overlaid with rubberized asphalt from abutting curb line to centerline along Figueroa St. as approved by the City Engineer.**
106. 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.

107. Developer shall pay for any fees applicable at the time of the approval of the projects.

PUBLIC WORKS DEPARTMENT, WATER QUALITY

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

108. 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.
109. Developer shall apply for a Construction Activities Storm Water General Permit from the State Water Resources Control Board.
110. Developer shall provide an approved SWPPP stamped by the Building and Safety Division along with WDID number.
111. 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.
112. 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
113. Developer shall complete and submit digital BMP Reporting Template Spreadsheet to Roland Jen at rjen@carsonca.gov.
114. Developer shall submit plans to the Los Angeles County Sanitation District for approval of the sewer connection. Developer shall submit record of the Sanitation District's approval.

Prior to Issuance of Certificate of Occupancy

115. 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.
116. Attach an exhibit to identify the location and maintenance information for any structural and/or treatment control device installed.
117. Covenant shall be reviewed and approved by the City Engineer prior to recordation with the Los Angeles County Registers Recorder/County Clerk.
118. Developer shall provide an approved Notice of Termination (NOT) by the Regional Water Board.

PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEER

119. **Project driveway widths wider than City Standards are to be reviewed by the City Engineer during the plan review process.**

120. The Developer shall modify the existing landscaped raised median between the Project's southeast driveway and Torrance Boulevard on Main Street to accommodate a northbound left turn pocket. Left turn pocket length and design shall be per City Engineer requirements. The Developer shall prepare improvement plans detailing the construction of the median and landscaping for City review and approval.
121. The Project shall install a raised landscaped median on Main Street from Vista Del Loma to the Project's southeast driveway. The median design and opening shall allow passenger vehicles and delivery trucks to make left turns out of the Project's southeast driveway, but physically restrict left turns for tractor trailer trucks. The Project shall install regulatory signage for the Project's southeast driveway to restrict tractor trailer trucks from making left turns. The Project shall prepare improvement plans detailing the construction of the median and landscaping for City review and approval.
122. The Developer shall prepare a signing and striping plan from Torrance Boulevard to Lenardo Drive or to the necessary extents of the striping and signage improvements. All striping along the Project's frontage along Main Street and along Figueroa Street shall be refreshed, modified, or protected as required by the City Engineer. Any existing signs that are along the Project's frontage that are worn, defaced, or faded shall be replaced by the Developer and identified in the Project's signing & striping plans. The Developer shall prepare improvement plans detailing the construction of the signage and striping for City review and approval.
123. The Developer shall pay developer improvement fees to cover the cumulative traffic impacts identified in the Project's traffic study.
124. All Project driveways and sidewalks shall be built to meet ADA accessibility standards and be built per City Standards.

FIRE DEPARTMENT – LOS ANGELES COUNTY FIRE DEPARTMENT

125. Submit architectural drawings to the County of Los Angeles Fire Department Fire Prevention Engineering Section Building Plan Check Unit for review and approval prior to building permit issuance. Contact them at (323)890-4125 for specific submittal requirements.
126. The required fire flow for public fire hydrant(s) for this project is 3,500 GPM at 20 PSI residual pressure for 3 hours. 2 public fire hydrant(s) flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B105.1, B105.2
127. Install one new public fire hydrant on Main Street adjacent to the northerly property line.
128. Plans for the required public fire hydrant shall be submitted to the County of Los Angeles Fire Department Fire Prevention Land Development Unit through epicla.lacounty.gov FLDU2021003728 from the water purveyor that serves the proposed development, for review and approval.

129. 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.
130. Install 9 private on-site fire hydrants. Underground piping plans for the private on-site fire hydrants shall be submitted through epicla.lacounty.gov to the County of Los Angeles Fire Department Fire Prevention Division Engineering Section Sprinkler Plan Check Unit for review and approval.
131. All required fire hydrants shall be installed, tested, and accepted or bonded for prior to clearance to proceed to public hearing. Provide proof of financial obligation or bond for the required public fire hydrant for review through epicla.lacounty.gov FLDU2021003728.

SHERIFF DEPARTMENT –LOS ANGELES COUNTY

132. 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.
133. Installation of video monitoring system where appropriate.
134. Provide notification to LASD of any methane extraction systems at the project site.