



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: November 27, 2012

SUBJECT: Modification No. 3 to Special Use Permit No. 106-74

APPLICANT: Nader Qoborsi
Foresight Engineering, INC.
17621 Irvine Blvd.
Tustin, CA 92780

PROPERTY OWNER: Colony Cove Properties (c/o Duane Montgomery)
1299 Ocean Avenue, Suite 900
Santa Monica, CA 90041-1000

REQUEST: A one-year time extension for 21 additional mobilehome spaces at the Colony Cove Mobile Estates mobilehome park and adding conditions of approval to address the existing abandoned oil wells on the property

PROPERTIES INVOLVED: 17700 S. Avalon Boulevard

COMMISSION ACTION

☐ Concurred with staff
☐ Did not concur with staff
☐ Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Gordon
		Vice-Chair Verrett			Saenz
		Brimmer			Schaefer
		Diaz			
		Goolsby			

Item No. 10A

I. Introduction

The applicant, Colony Cove Properties, is requesting approval of Modification No. 3 to Special Use Permit (SUP) No. 106-74 to grant a one-year time extension for SUP No. 106-74, which was modified on March 25, 2008 to permit up to 21 additional mobilehome spaces to the existing 404-unit Colony Cove Mobile Estates. Since that time, review of existing abandoned oil wells has changed and conditions of approval have been added to the resolution to address those changes. The property is located at 17700 South Avalon Boulevard and is zoned RM-8-D (Residential, Multifamily – 8 units per acre – Design Overlay). This project was continued from the November 13, 2012 meeting to provide additional time for staff to finalize the Conditions of Approval, Exhibit No. 2.

II. Background

History

SUP No. 106-74 was approved in the mid-1970s, which authorized the construction of the Colony Cove Mobile Estates mobilehome park built in 1975. On March 25, 2008, the Planning Commission approved Modification No. 1 to SUP No. 106-74 for the development of up to an additional 21 mobilehome spaces to the existing Colony Cove Mobile Home Estates, a 404-unit, renter-occupied mobilehome park. Modification No. 1 included a requirement for an affordable rental agreement for five (5) of the 21 units, Condition of Approval No. 10 of Resolution No. 08-2196, Exhibit No. 3.

On April 14, 2009, through minute resolution, the Planning Commission approved a one-year extension of time for Modification No. 1 to SUP No. 106-74 until March 25, 2010. The one-year time extension was approved to allow additional time for the applicant and City to work on the affordable rental agreement.

On October 20, 2009, the City Council adopted Resolution No. 09-108 approving Tentative Tract Map No. 067049, Exhibit No. 4. This approval provided the applicant the opportunity to create 425 spaces for the existing 404 units and the proposed 21 units authorized by SUP No. 106-74. Staff is currently reviewing the final map to create the 425 spaces. Once the final map is recorded, the applicant would have to obtain authorization by the Department of Real Estate (DRE) prior to sale of the individual spaces.

On April 13, 2010, the Planning Commission adopted Resolution 10-2300 approving Modification No. 2 to SUP No. 106-74 reauthorizing the 21 mobilehome spaces that were approved by the Planning Commission in 2008, Exhibit No. 5. Modification No. 2 was essentially the exact proposal as Modification No. 1.

On April 12, 2011, the Planning Commission approved a one-year time extension to Modification No. 2 to SUP No. 106-74 to allow further time for the applicant and the

City to negotiate terms of the affordable rental agreement. This extension expired on April 12, 2012, however, the applicant filed a timely request for an extension of time. As such, Modification No. 3 seeks to reauthorize the 21 mobilehome spaces while addressing changes to the regulations dealing with abandoned oil wells.

The property owner requested the time extension to allow market conditions to improve and to determine if the five mobilehome spaces to be dedicated as affordable housing will be included. With the elimination of the Carson Redevelopment Agency, the local funds that were potentially to be used to facilitate the proposed affordable units are no longer available. As such, the property owner must determine whether these five spaces will be completed in addition to the 16 market rate spaces.

The time extension request was originally scheduled for a public hearing on June 12, 2012 and was subsequently continued to June 26th, July 10th, September 11th, October 9th, October 23rd, November 23, and finally to this meeting to allow staff and the applicant to finalize the conditions of approval dealing with existing oil wells on site. Department of Oil, Gas, and Geothermal Resources (DOGGR) had been the responsible agency to provide "Construction Site Plan Review Program, and Well Review Letter," and reviewing and providing stamped site plans. However, in 2011, without providing public notice, DOGGR terminated their 22-year policy to perform these functions. With this change of procedure, the City now becomes responsible for reviewing and determining how to address oil wells and abandoned oil wells. Condition Nos. 69-75 have been added to address the oil wells on the project site. Staff used the original comments provided by DOGGR as the basis to draft these conditions of approval.

Analysis

The project design and proposed use have not changed from the originally approved plans. Therefore, the same findings and conditions of approval are still applicable with the addition of Condition Nos. 69-75 to address ten formerly abandoned oil wells.

These abandoned oil wells are within and in close proximity to the areas proposed for the additional 21 units (oil well numbers 71, 76, 79, 96, 103, 114, 117, 119, 120, and 121), refer to Exhibit No. 6. The applicant is required to survey the wells to determine the precise location and leak test each well prior to commencing the installation of the new units or the sale of any units within the subdivision. If leaks are detected, the applicant will be responsible for re-abandoning the oil wells in accordance with DOGGR requirements. No new mobilehomes will be constructed atop these oil wells and appropriate setback and access will be maintained to these oil wells pursuant to DOGGR standards. These setback and access requirements will ensure that enough space is maintained to allow future work on the wellheads, if necessary. Some of the proposed units may not meet all setback and access requirements and may have to be eliminated once the survey is completed. The remaining proposed units may

have to provide additional measures such as venting systems, methane detection systems, and methane barriers.

The approval of Modification No. 3 extends the entitlements to April 12, 2013. Pursuant to CMC Section 9172.21 (H)(2), the applicant is eligible to request an additional one year extension to March 25, 2014. As with the prior requests to extend beyond one year, a public hearing would be required to allow the Planning Commission make affirmative findings based upon the same criteria as for the issuance of a new permit.

III. Environmental Review

Pursuant to Section 15061(b)(3), General Rule Exemption of the California Environmental Quality Act (CEQA) Guidelines, the approval of the proposed project located at this project site is exempt from further environmental review. The project does not have the potential to cause a significant effect on the environment.

IV. Recommendation

That the Planning Commission:

- **APPROVE** Modification No. 3 for SUP No. 106-74 approving an extension of time to April 12, 2013 for the addition of up to 21 mobilehome spaces, affirming the findings and conditions of approval included in Resolution No. 08-2196 and Resolution 10-2300, and the addition of Conditions Nos. 69-75 as follows:

OIL WELLS

69. Prior to commencing construction of any of the additional 21 mobilehome spaces, the applicant shall survey the precise location and leak test oil well numbers 120, 76, 96, 79, 71, and 103 and/or any other wells which will be within close proximity of any additional spaces. The results of the survey and leak tests shall be submitted to the City of Carson Planning Division ("Planning Division") for review and approval. If leaks are present in any of such oil wells, such oil wells shall be re-abandoned prior to commencement of construction of any additional spaces in the park in accordance with the requirements of Division of Oil, Gas & Geothermal Resources ("DOGGR") at the cost of the applicant. The term "close proximity" as used in this Condition No. 69 shall have the same meaning as described in Exhibit A of the Well Status Review Letter concerning the park dated June 21, 2012, as updated September 13, 2012 (collectively, "Well Status Review Letter").

70. Prior to commencing construction of any of the additional 21 mobilehome spaces, the applicant shall submit an updated plot plan to the Planning Division for review and approval showing that no new mobilehome space will be constructed atop any oil wells, setbacks as specified by DOGGR and described in the Well Status Review Letter will be established with respect to

the new mobilehome spaces to be constructed from all oil wells, and methane mitigation measures pertaining to the oil wells are achieved in accordance with the mitigation plan as described in Condition of Approval 71 below. If any new mobilehome space cannot meet the requirements of Conditions of Approval 69, 70, 71, or 72 the updated plot plan shall eliminate such new space or spaces and such new space or spaces shall not be constructed. No new spaces shall be constructed until such updated plot plan is approved in writing by the Planning Division.

71. Prior to commencing construction of any of the additional 21 mobilehome spaces, the applicant shall prepare and obtain approval from the Planning Division and the City of Carson Building and Safety Division of a plan identifying mitigation measures, including, but not limited to, venting systems for oil well numbers 120, 76, 96, 79, 71, 103, 114, 117, 119, and 121 venting systems for new parking lots, patios and other hardscape being constructed on or immediately adjacent to such oil wells, and methane detection systems and methane barriers for new building foundations, if any, being constructed on or immediately adjacent to such oil wells.
72. Prior to commencing construction of any of the additional 21 mobilehome spaces, the applicant shall record in the County Recorder's Office covenants, conditions and restrictions to run with the land for the benefit of the City and its respective successors and assigns indemnifying the City for any claims arising or related to the City's approval of the additional 21 units and/or related to the oil wells on the subject property (the "CC&Rs"). The CC&Rs shall be substantially identical to the form of CC&Rs attached hereto as Attachment 7 of this staff report. The CC&Rs shall be approved by the City Attorney's Office prior to recordation and shall be furnished to owners and/or tenants prior to the sale and/or occupancy of the proposed new mobilehome spaces.
73. No mitigation of leaking fluids or gas from abandoned oil wells, modifications to oil well casings, or any re-abandonment work on abandoned oil wells, nor any other work requiring a DOGGR permit, shall be performed without obtaining the prior written approval of DOGGR in the form of an appropriate permit.
74. Prior to commencing construction of any of the additional 21 mobilehome spaces, the applicant shall survey the precise location and leak test oil well numbers 114, 117, 119, and 121 and/or any other oil wells not previously leak tested as described in Condition 69 and which are located on the subject property. The results of the survey and leak tests shall be submitted to the Planning Division for review and approval. If leaks are present in any of such oil wells, such oil wells shall be re-abandoned in accordance with the requirements of DOGGR at the cost of the applicant. If necessary, the applicant may have to temporarily move some units to access such oil wells

that are in need of re-abandonment.

75. Prior to obtaining any permits or approvals from HCD to construct any of the additional 21 mobilehomes spaces and prior to commencement of construction of any of them, the applicant shall provide a compliance report to the City subject to the Planning Division's approval demonstrating compliance with Conditions of Approval 69 through 74. The applicant shall provide the compliance report at least 30 days prior to commencement of construction to allow the Planning Division to review and determine that the aforementioned conditions have been satisfied. If the Planning Division determines that further clarification is needed or additional steps are necessary to achieve compliance, the applicant shall delay construction until a final determination and approval is obtained. If the applicant proceeds with construction and knowingly fails to submit the compliance report and obtain compliance approval, this condition shall cause the permit to become null and void immediately.

- **ADOPT** a minute resolution granting an extension of time to April 12, 2013 for the installation of up to 21 additional mobilehome units, adding Condition Nos. 69-75 and instructing staff to make the necessary changes to Resolution No. 08-2196 and Resolution 10-2300.

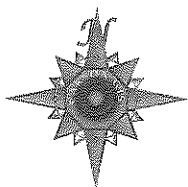
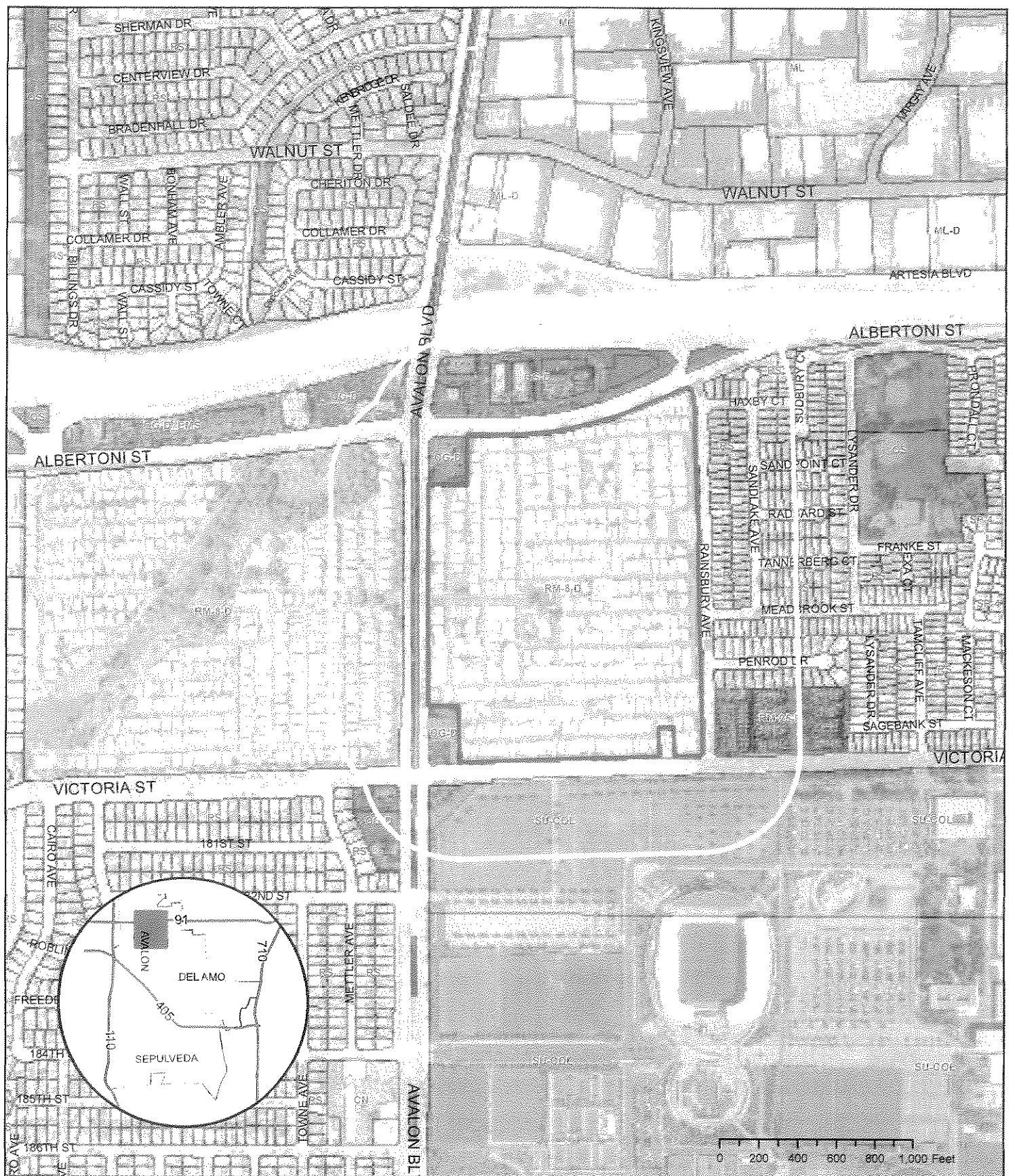
V. Exhibits

1. Site Map
2. November 13, 2012, Planning Commission Staff Report (without exhibits)
3. Planning Commission Resolution No. 08-2196
4. City Council Resolution No. 09-108
5. Planning Commission Resolution No. 10-2300
6. Site Plan
7. Draft CC&Rs

Prepared by: 
Saied Naaseh, Associate Planner

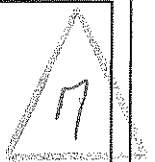
Reviewed by: 
John F. Signo, AICP, Senior Planner

Approved by: 
Sheri Repp-Loadsman, Planning Officer



City of Carson
500 Foot Radius Map
17700 AVALON BLVD

EXHIBIT NO. 1





CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: November 13, 2012

SUBJECT: Modification No. 3 to Special Use Permit No. 106-74

APPLICANT: Nader Qoborsi
Foresight Engineering, INC.
17621 Irvine Blvd.
Tustin, CA 92780

PROPERTY OWNER: Colony Cove Properties (c/o Duane Montgomery)
1299 Ocean Avenue, Suite 900
Santa Monica, CA 90041-1000

REQUEST: A one-year time extension for 21 additional mobilehome spaces at the Colony Cove Mobile Estates mobilehome park and adding conditions of approval to address the existing abandoned oil wells on the property

PROPERTIES INVOLVED: 17700 S. Avalon Boulevard

COMMISSION ACTION

Without objection, Chairman Faletogo continued this matter to the Planning Commission's November 27, 2012, meeting.

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
x		Chairman Faletogo	x		Gordon
x		Vice-Chair Verrett	x		Saenz
x		Brimmer	x		Schaefer
x		Diaz			
x		Goolsby			



I. Introduction

The applicant, Colony Cove Properties, is requesting approval of Modification No. 3 to Special Use Permit (SUP) No. 106-74 to grant a one-year time extension for SUP No. 106-74, which was modified on March 25, 2008 to permit 21 additional mobilehome spaces to the existing 404-unit Colony Cove Mobile Estates. Since that time, review of existing abandoned oil wells has changed and conditions of approval have been added to the resolution to address those changes. The property is located at 17700 South Avalon Boulevard and is zoned RM-8-D (Residential, Multifamily – 8 units per acre – Design Overlay). This project was continued from the October 23, 2012 meeting to provide additional time for staff to finalize the Conditions of Approval.

II. Background

History

SUP No. 106-74 was approved in the mid-1970s, which authorized the construction of the Colony Cove Mobile Estates mobilehome park built in 1975. On March 25, 2008, the Planning Commission approved Modification No. 1 to SUP No. 106-74 for the development of an additional 21 mobile home spaces to the existing Colony Cove Mobile Home Estates, a 404-unit, renter-occupied mobile home park. Modification No. 1 included a requirement (Condition of Approval No. 10 of Resolution No. 08-2196) for an affordable rental agreement for five (5) of the 21 units.

On April 14, 2009, through minute resolution, the Planning Commission approved a one-year extension of time for Modification No. 1 until March 25, 2010. The one-year time extension was approved to allow additional time for the applicant and city to work on the affordable rental agreement. Ultimately, Modification No. 1 expired and became void.

On April 13, 2010, the Planning Commission approved Modification No. 2 reauthorizing the 21 mobile home spaces that were approved by the Planning Commission in 2008. Modification No. 2 was essentially the exact proposal as Modification No. 1.

On April 12, 2011, the Planning Commission approved a one-year time extension to Modification No. 2 to allow further time for the applicant and the city to negotiate terms of the affordable rental agreement. This extension expired April 12, 2012; however, the applicant filed a timely request for an extension of time. As such, Modification No. 3 seeks to reauthorize the 21 mobile home spaces.

The property owner requested the time extension to allow market conditions to improve and to determine if the five mobile home spaces to be dedicated as affordable housing will be included. With the elimination of the Carson Redevelopment Agency, the local funds that were potentially to be used to facilitate the proposed affordable units are no longer available. As such, the property owner



must determine whether these five spaces will be completed in addition to the 16 market rate spaces.

The time extension request was originally scheduled for a public hearing on June 12, 2012 and was subsequently continued to June 26th, July 10th, September 11th, October 9th, October 23rd, and finally to this meeting to allow staff and the applicant to finalize the conditions of approval dealing with existing oil wells on site. Department of Oil, Gas, and Geothermal Resources (DOGGR) had been the responsible agency to provide "Construction Site Plan Review Program, and Well Review Letter," and providing stamped site plans. However, in 2011, without providing public agency or public notice, DOGGR terminated their 22-year policy to perform these functions. With this change of procedure, the city now becomes responsible for reviewing and determining how to address oil wells and abandoned oil wells. Condition numbers 69-75 have been added to address the oil wells on the project site. Staff used the original comments provided by DOGGR as the basis to draft these conditions of approval.

Analysis

The project design and proposed use has not changed from the originally approved plans. Therefore, the same findings and conditions of approval are still applicable with the addition of Condition Nos. 69-75 to address former abandoned oil wells.

Oil Wells

There are five abandoned oil wells within the area proposed for the additional 21 units (oil well numbers 76, 71, 79, 96, 103, and 120), refer to Exhibit 3. The applicant is required to survey the wells to determine the precise location and leak test them prior to commencing construction in the area. If leaks are detected, the applicant will be responsible to re-abandon the oil wells in accordance with DOGGR requirements. No new mobilehomes will be constructed atop these oil wells and appropriate setback and access will be maintained to these oil wells pursuant to DOGGR standards. These setback and access requirements will ensure that enough space is maintained to allow future work on the wellheads, if necessary. Some of the proposed units may not meet all setback and access requirements and may have to be eliminated once the survey is completed. The remaining proposed units may have to provide additional measures such as venting systems, methane detection systems, and methane barriers.

In addition, the applicant is required to survey the precise location and leak test other oil wells within the existing mobilehome park (oil well numbers 114, 117, 119, and 121). If leaks are detected, the applicant will be responsible to re-abandon the oil wells in accordance with DOGGR requirements. If necessary, the applicant may have to temporarily move some units to access such oil wells that are in need of re-abandonment.



The approval of Modification No. 3 extends the entitlements to March 25, 2013. The applicant is eligible to request an additional one year extension to March 25, 2014.

III. Environmental Review

Pursuant to Section 15061 (b)(3), General Rule Exemption of the California Environmental Quality Act Guidelines (CEQA), the approval of the proposed project located at this project site is exempt from further environmental review. The project does not have the potential to cause a significant effect on the environment.

IV. Recommendation

That the Planning Commission:

- **APPROVE** Modification No. 3 for SUP No. 106-74 to grant a one-year time extension, subject to the conditions of approval attached as Exhibit "B" to the Resolution;
- **WAIVE** further reading and **ADOPT** Resolution No. _____, entitled "A Resolution of the Planning Commission of the City of Carson approving Modification No. 3 to Special Use Permit No. 106-74 to grant a one-year time extension for the addition of 21 mobilehome spaces to an existing 404-unit mobilehome park and adding conditions of approval to address the existing abandoned oil wells on the property located at 17700 South Avalon Boulevard, Assessor Parcel No. 7319-017-086."

V. Exhibits

1. Draft Resolution
2. Site Map
3. Site Plan
4. October 9, 2012, Planning Commission Staff Report
5. October 23, 2012, Planning Commission Staff Report

Prepared by: _____

Saied Naaseh, Associate Planner

Reviewed by: _____

John F. Signo, AICP, Senior Planner

Approved by: _____

Sheri Repp-Loadsman, Planning Officer



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 08-2196

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
CARSON APPROVING MODIFICATION TO SPECIAL USE PERMIT NO.
106-74 FOR THE ADDITION OF 21 MOBILE HOME SPACES TO AN
EXISTING 404-UNIT MOBILE HOME PARK LOCATED AT 17700
AVALON BOULEVARD

THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA,
HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. An application was duly filed by the applicant, Colony Cove Properties, with respect to real property located at 17700 Avalon Boulevard, and described in Exhibit "A" attached hereto, requesting authorization of a Modification to Special Use Permit No. 106-74 to permit an additional 21 mobile home spaces to an existing 404-unit mobile home park (Colony Cove Mobile Estates) located on approximately 52 acres in the RM-8-D (Residential, Multi-family – 8 units per acre – Design Overlay) zone district.

Public hearings were duly held February 26, 2008 and March 25, 2008, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meetings were duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meetings.

Section 3. The Planning Commission finds that:

- a) The General Plan Housing Element calls for the promotion of a variety of housing types, including mobile homes, and the development of quality affordable housing. The proposed 21 units exceeds the maximum density allowed in the zone of 8 units per acre. The applicant intends to provide additional mobile home spaces and affordable housing opportunities for five of the new spaces. The mobile home park is allowed to exceed the maximum density provided they provide affordable housing. In doing so, the development will facilitate achievement of goals and objectives of the General Plan.
- b) The project site is 52.54 acres in area, flat, and square-shaped. The location is suitable for the use, and there are adequate facilities to serve the subject property and intended use.
- c) Primary access to the subject property is via two driveways on the west side from Avalon Boulevard, which is a major thoroughfare running the length of the city. Avalon Boulevard is considered sufficient in width and capacity to serve the anticipated cumulative traffic impact created by the proposed mobile home expansion. Emergency vehicle access is provided by crash gates in two locations along the east side of the subject property, facing Rainsbury Avenue.
- d) There are a sufficient number fire hydrants located throughout the subject property to facilitate the suppression of fire. There is adequate water supply for the hydrants and efficient means of access for fire department equipment and personnel in the event of an emergency.

- e) The zoning for the property calls for multi-family residential uses, with which the proposed use is compatible. The proposed spaces will occupy existing areas within the mobile home park, which is consistent with the intended character of the area.
- f) The proposed site plan is designed to mitigate park residents' concerns voiced in community meetings between staff, the applicant and park residents during the review process of this application, and has been revised in response to the salient issues raised by residents in these meetings.

Section 4. The Planning Commission further finds that the use permitted by the proposed Modification to Special Use Permit No. 106-74 will not have a significant effect on the environment as indicated in the Initial Study and Negative Declaration prepared for this project. The proposed use will not alter the character of the surrounding area and meets or exceeds all City standards for protection of the environment. The Planning Commission hereby adopts the Negative Declaration.

Section 5. Based on the aforementioned findings, the Commission hereby grants a Modification to Special Use Permit No. 106-74, with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto, and adopts the Negative Declaration.

Section 6. The Secretary shall certify the adoption of this Resolution and shall transmit copies of the same to the applicant.

Section 7. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 25th DAY OF MARCH, 2008.


CHAIRMAN

ATTEST:


SECRETARY

JS

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CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "A"
LEGAL DESCRIPTION
MODIFICATION TO SPECIAL USE PERMIT NO. 106-74

Property Address: 17700 Avalon Boulevard

The land referred to as parcel no. 7319-017-086 is described as follows:

Parcel 1 in the City of Carson, County of Los Angeles, State of California, as shown on Parcel Map No. 6150 filed in Book 69, Pages 69, 70, and 71 of Parcel Maps, in the Office of the County Recorder of said County.

Except from said land that portion lying below a depth of 500 feet, measured vertically from the surface of said land, as said surface existed on October 25, 1965.

Also except therefrom all mobile homes situated on said land.



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
MODIFICATION TO SPECIAL USE PERMIT NO. 106-74

GENERAL CONDITIONS

1. If a permit for new mobile homes is not obtained from the State Housing and Community Development Department, or if a building permit is not given for new construction on the project site within one year of the date of approval of Modification to SUP No. 106-74, said permit shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the approved development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission and on file with the City Planning Division, in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission. Should an affordable housing agreement between the applicant and the city not be finalized, as required by Condition No. 10, a modification to the site plan shall be reviewed and approved by the Planning Commission to authorize an alternative use for the five units.
4. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval, and which are consistent with the development plans included as exhibits to the staff report presented at the hearing in which the project was approved, including modifications to the plans and/or conditions of approval made by the Planning Commission during said hearing. Such approved development plans are subject to review and approval by the Planning Division prior to the issuance of a building permit.
5. 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.

JS



6. It is further made a condition of this approval that if any condition is violated or if any law, statute or ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
7. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
8. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
9. Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Modification to Special Use Permit No. 106-74. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

AFFORDABLE HOUSING

10. The applicant shall provide affordable rental housing for five new units at income levels and locations to be determined pursuant to an agreement with the city. The affordable rental rate shall be targeted to moderate (or below)-income households, unless otherwise approved by the city, and may be patterned after State Government Code 66427.5 at the discretion of the city. The affordable rental rate shall remain in effect for a period of not less than 30 years or until such time that the city approves an amendment to the agreement. The affordable housing costs shall consider space rent, principle and interest on the mobilehome, mortgage loan insurance fees, property taxes and assessments, fire and casualty insurance, property maintenance and repairs and a reasonable allowance for utilities. The program must be approved by the city before the applicant gets occupancy of units. Notwithstanding the foregoing, the applicant shall have no obligation to comply with this condition in the event that the city and the applicant are unable to come to an agreement on applicable rental rates and the affordable housing agreement for the five affordable units (see Condition No. 5).

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11. If a subdivision conversion to resident ownership is approved, the affordable rental housing covenant on the five units shall be converted to low-income home ownership opportunities for five units. The locations of such units will be subject to an agreement with the city. The agreement shall include a formula to provide a fair distribution between land value and unit value.

PARKING

12. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
13. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
14. 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.
15. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.

LANDSCAPING/IRRIGATION

16. The applicant shall submit two sets of landscaping and irrigation plans drawn, stamped, and signed by a licensed landscape architect and in substantial conformance with preliminary landscape plans dated as received by the Planning Department on February 14, 2008. Such plans are to be approved by the Planning Division prior to the issuance of any building permit.
17. Such landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include, but are not limited to:
- a. Trees, grass, and vine-like landscaping in the proposed park areas;
 - b. Perimeter landscaping near the "dog-run" area, as described on the site plan marked "Exhibit D";
 - c. Annual flowers wherever possible; and
 - d. Irrigation system designed to commercial grade standards.

Furthermore, these plans are subject to Planning Division review and approval before landscape/irrigation construction, which is to be completed prior to the issuance of final occupancy.

18. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."

JS



19. The applicant shall install 6-inch by 6-inch concrete curbs around all landscaped planter areas, except for areas determined by a SUSMP/NPDES permit, or other applicable condition of approval that requires certain landscaped areas to remain clear of concrete curbs for more efficient stormwater 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.
20. 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.

UTILITIES

21. 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.
22. All utility meters will be painted the same color as the structures to reduce visibility (the Gas Company will not allow meters to be placed in boxes).

AESTHETICS

23. The specification of all colors and materials of new construction of trash enclosures, maintenance shed, and carport must be submitted and approved by the Planning Division prior to the issuance of any building permits.
24. Graffiti shall be removed from all project areas within 3 days of written notification by the City of Carson. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.)

FENCES/WALLS

25. All fences, walls and hedges shall be located and constructed in compliance with the standards as provided for in Section 9126.3 (residential zones) of the Zoning Ordinance.

TRASH

26. Trash enclosures and recycling areas shall be located on four-inch concrete pads and in locations consistent with the approved site plan, subject to Planning Division review and approval. Painted metal, self-closing doors shall be used for enclosing the entrance to the trash and recycling areas. The trash and recycling area enclosure design is to be approved by the Planning Division prior to issuance of any building permit(s).

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27. Recycling areas shall be provided in accordance with Sections 9164.4 and 9164.5 of the Zoning Ordinance. The number and size of recycling facilities are subject to the approval of the Planning Division.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

28. Provide water mains, fire hydrants, and fire flows as required by County Forester and Fire Warden for all land shown on the map to be recorded.
29. Provide Fire Department and City approved street signs and building address numbers prior to occupancy.
30. Access shall comply with Section 10.207 of the Fire Code which requires all weather access. All weather access may require paving.
31. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
32. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
33. Submit fire flow information to this Los Angeles County Fire Department, Land Development Division office for approval.
34. At the discretion of the applicant, a 39-foot lot line adjustment shall be completed between the subject property and the adjacent Los Angeles County Fire Department property. The lot line adjustment shall be recorded with the Los Angeles County Recorder's Office prior to the occupancy of the new spaces.

PUBLIC SAFETY - CITY OF CARSON

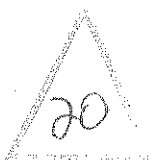
35. Ensure compliance with current seismic mitigation codes.
36. Where practical, surface treatments, accessibility or landscaping strategies should work to deter graffiti. Stucco or cinder block walls, with access to the public, should be set back or landscaped in such a way as to deter graffiti.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

37. Prior to issuance of Building Permit, a soils report, sewer area study, drainage concept, and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, sewer, drainage concept and stormwater information have been received and found satisfactory.
38. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept and stormwater quality plan.

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39. Dedicate 6-ft of additional right-of-way along portions of Rainsbury Avenue. Developer shall prepare legal description for required dedication, for review and approval of the City Engineer and Recordation with County Recorders Office.
40. 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.
41. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
42. Repair any broken or raised (one-inch or more) sidewalk, curb and gutter along Avalon Blvd, Albertoni Street, Victoria Street and ~~Rainsbury Avenue~~ within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer, which is limited to \$10,000 or less in performance costs. *ok ✓ [signature] (52) 5/21/08*
43. The Developer shall fill in missing sidewalk, remove and replace any broken/damaged driveway approach in the public right of way abutting the proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
44. The Developer shall modify existing driveways in the public right of way per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
45. Where sidewalk meander around existing driveways and extending beyond the public right of way at any location, the required described sidewalk easements shall be submitted and approved prior to issuance of the building permit.
46. If any, remove unused driveway approach if any, and replace it with full height curb and gutter and sidewalk per City of Carson Standard and to the satisfaction of the City Engineer.
47. Install and/or modify (if necessary) existing wheelchair ramp along Avalon Boulevard at the entrance and exit to the subject site, and at the northwest corner of Rainsbury Avenue and Victoria Street per City of Carson Standard, in compliance with ADA requirements.
48. In the event that the applicant proposes future improvements allowing vehicular access entering or exiting onto Rainsbury Avenue (apart from the two existing "crash gates"), the applicant shall install streetlights on concrete poles with underground wiring Rainsbury Avenue to the satisfaction of the L.A. County Street Lighting Division, Department of Public Works.
49. All new utility lines, along Avalon Blvd, Albertoni Street, Victoria Street and Rainsbury Avenue abutting the proposed development shall be underground to the satisfaction of the City Engineer.



50. Plant approved parkway trees on locations along Avalon Boulevard and Victoria Street where trees are missing per City of Carson Standard Nos. 117, 132, 133 and 134. All new trees must be kept adequately watered.
51. Paint Curbs Red along Avalon Blvd, Albertoni Street, Victoria Street and Rainsbury Avenue within or abutting this proposed development, to the satisfaction of the City Traffic Engineer.
52. 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.
53. 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.
54. 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.
55. 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.
56. Comply with mitigation measures recommended by the water purveyor.
57. The Developer shall submit a copy of approved plans on mylars (i.e. Grading, Sewer, Street, and Storm Drain Improvement Plans), to the City of Carson – Engineering Division, prior to issuance of construction permits.
58. A construction permit is required for any work to be done in the public right-of-way.
59. Any improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
60. 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.
61. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from curb-to-curb or from median-to-curb when medians are existing or as approved by the Engineer in the field. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)

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62. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the drainage study, subject to the approval of the City Engineer.
63. Prior to issuance of Building Permit, the following must be on file:
64. Drainage/Grading plan prepared by a registered Civil Engineer, to the satisfaction of the Building and Safety Division.
65. Construction bond as required for all work to be done within the public right of way.
66. Proof of Worker's Compensation and Liability Insurance.
67. The Developer shall comply with the applicable SUSMP requirements and shall incorporate into the project plan a Storm Water Mitigation Plan, which includes those Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

68. Per section 6310 of the Carson Municipal Code, all parties involved in the project, including but not limited to contractors and subcontractors, will need to obtain a City Business License.

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RESOLUTION NO. 09-108

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 067049 FOR A MOBILEHOME RESIDENT OWNERSHIP CONVERSION OF COLONY COVE, AN EXISTING MOBILEHOME PARK CONTAINING 404 UNITS WITH AN ADDITIONAL 21 POTENTIAL UNITS PERMITTED UNDER A PREVIOUSLY APPROVED PERMIT (MODIFICATION TO SPECIAL USE PERMIT NO. 106-74) LOCATED AT 17700 AVALON BOULEVARD

THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. An application was duly filed by the applicant, Colony Cove Properties, LLC, with respect to real property located at 17700 Avalon Boulevard, and described in Exhibit "A" attached hereto, requesting approval of Tentative Parcel Map No. 067049 for a mobile home resident ownership conversion of Colony Cove, an existing mobile home park containing 404 units with an additional 21 potential units permitted under a previously approved permit (Modification to Special Use Permit No. 106-74).

A public hearing was duly held by the Planning Commission of the City of Carson on August 11, 2009 at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting were duly given. At the conclusion of that meeting, the Planning Commission adopted Resolution No. 09-2265 recommending denial of Tentative Parcel Map No. 067049 to the Carson City Council.

Public hearings were duly held by the Carson City Council on October 6, 2009 and October 20, 2009 at 6:00 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of aforesaid meetings were duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the City Council at the aforesaid meetings.

Section 3. The City Council finds that:

- a) The General Plan Land Use Map designates the area for low-density residential use. The zoning is RM-8-D (Residential, Multi-family-8 dwelling units per acre-Design-Overlay-Review. The existing and proposed use is in conformance with the General Plan and Zoning.
- b) Special Use Permit No. 106-74 was approved on February 23, 1977, Resolution No. 77-368, which allowed Colony Cove, a 404-unit mobile home park, to be constructed on the site. A modification to Special Use Permit No. 106-74 was approved March 25, 2008 pursuant to Planning Commission Resolution No. 08-2196 which allowed for an additional 21 spaces to be added.
- c) Section 66428.2 of the Subdivision Map Act does not apply to this application since the mobilehome park conversion to resident ownership is proposed by the park owner.

[MORE]

EXHIBIT NO. 4 -



Section 4 Pursuant to Government Code Section 66473.5, the City Council finds that the proposed subdivision and the provisions for its design are compatible with the objectives, policies and general land use and programs provided in the City's General Plan.

Section 5 Pursuant to Section 66474 of the Subdivision Map Act, a city shall deny approval of a parcel map if it makes any of the findings listed below. The City Council finds the following:

- a) *That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.*

Pursuant to the General Plan, the proposed subdivision map is consistent with the density, goals, policies and objectives for low density residential development applicable to the property in question. The affordability of the units for low and moderate income residents are assured through the conditions of approval and the State requirements for rent control.

- b) *That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.*

The design of the existing Carson Cove Mobile Home Park which will remain in its present configuration with the proposed subdivision, is consistent with the City of Carson General Plan for low density development.

- c) *That the site is not physically suitable for the type of development.*

The existing Colony Cove Mobile Home Park was approved by the Planning Commission in 1974. The park was built in compliance with Special Use Permit No. 106-74 and the development standards in effect at the time for mobile home parks. The subdivision meets all applicable development criteria specified for Special Use Permit No.106-74, the criteria for mobile home parks and the RM-8-D (Residential, multi-family, 8 dwelling units per acre-Design Overlay Review) zone on the property.

- d) *That the site is not physically suitable for the proposed density or development.*

There is adequate space on the site to meet the goals and objectives related to residential density contained in the zoning ordinance and the General Plan Housing and Land Use Elements. The property is currently occupied by a mobile home park and the land was developed to accommodate such a use.

- e) *That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.*

[MORE]



The site of the proposed condominium conversion is already developed and the subdivision application does not contemplate any additional development on the property.

- f) *That the design of the subdivision or type of improvements are likely to cause serious public health problems.*

Conditions have been included to ensure that the design of the subdivision or improvements is not likely to cause serious public health problems.

- g) *That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court or competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.*

The project will not conflict with existing traffic flow adjacent to the property on Avalon Boulevard or Albertoni Street.

Section 6. Pursuant to California Subdivision Map Act Sections 66427, 66451, 66452 and the City of Carson Municipal Code Sections 9202.1 through 9209.6, the City Council has determined that the application was noticed in accordance with all applicable provisions and will also require:

- a) That each resident of the park has received all applicable notices and rights now or hereafter required by Section 66427 and in Chapter 3 of the California Subdivision Map Act (commencing with Section 66451);
- b) That each resident of the park shall receive a 10 day written notice that an application for a public report will be, or has been submitted to the Department of Real Estate, and that such a report will be available upon request;
- c) That each resident of the park shall receive a written notification within 10 days of approval of a Final Map for the proposed subdivision conversion;
- d) Each resident of the park shall receive 180 days written notice of intention to convert prior to the termination of tenancy due to the conversion or proposed conversion; and
- e) Each tenant of the proposed condominium shall be given notice of an exclusive right to purchase his or her respective unit pursuant to Section

[MORE]



11018.2 of the Business and Professional Code, unless the tenant gives prior written notice of his or her intention not to exercise such right.

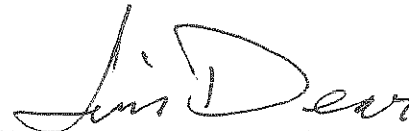
Section 7. Based on all evidence presented at the meetings and the aforementioned findings, the City Council hereby overturns the Planning Commission's action to deny Tentative Parcel Map No. 067049 and approves Tentative Parcel Map No. 067049, subject to the conditions set forth in attached Exhibit "B" attached hereto.

Section 8 City Council further finds that the use permitted by the proposed subdivision will not have a significant effect on the environment. The proposed facility will not alter the character of the surrounding area and meets or exceeds all City standards for protection of the environment.

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

Section 10. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 20th DAY OF OCTOBER, 2009



MAYOR JIM DEAR

ATTEST:



CITY CLERK HELEN KAWAGOE

APPROVED AS TO FORM:



CITY ATTORNEY

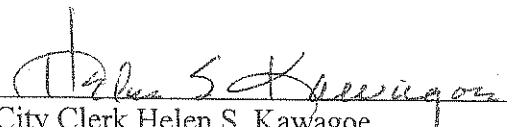
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STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF CARSON)

I, Helen S. Kawagoe, City Clerk of the City of Carson, California, do hereby certify that the whole number of members of the City Council is five; that the foregoing resolution, being Resolution No. 09-108 was duly and regularly adopted by said Council at a regular meeting duly and regularly held on the 20th day of October, 2009, and that the same was passed and adopted by the following vote:

AYES:	COUNCIL MEMBERS:	Mayor Dear, Davis-Holmes, Gipson and Ruiz-Raber
NOES:	COUNCIL MEMBERS:	None
ABSTAIN:	COUNCIL MEMBERS:	Santarina
ABSENT:	COUNCIL MEMBERS:	None



City Clerk Helen S. Kawagoe

[MORE]

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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 17700 Avalon Boulevard

The land referred to as parcel no. 7319-017-086 is described as follows:

Parcel 1 in the City of Carson, County of Los Angeles, State of California, as shown on Parcel Map No. 6150 filed in Book 69, Pages 69, 70, and 71 of Parcel Maps, in the Office of the County Recorder of said County.

Except from said land that portion lying below a depth of 500 feet, measured vertically from the surface of said land, as said surface existed on October 25, 1965.

Also except therefrom all mobile homes situated on said land.

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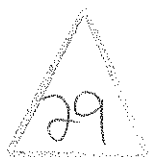


CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP NO. 067049

GENERAL CONDITIONS

1. The subdivider shall comply with all city, county, state and federal regulations applicable to this project.
2. The proposed development is subject to all applicable provisions of the California Subdivision Map Act, including but not limited to, applicable provisions of Government Code Sections 66427.1, 66427.5, 66451 and 66452, and evidence of compliance therewith shall be submitted to the city Department of Development Services, as required by law.
3. The subdivider shall comply with Section 66427.5(f1 and f2) of the California Subdivision Map Act as follows:
 - a. Following the Map Act Rent Date, as to non-purchasing residents who are not lower income households, as defined in Section 50079.5 of the Health and Safety Code, the monthly rent, including any applicable fees or charges for use of any pre-conversion amenities, may increase from the pre-conversion rate to market levels, as defined in an appraisal conducted in accordance with nationally recognized professional appraisal standards, in equal annual increases over a four-year period; and
 - b. Following the Map Act Rent Date, as to non-purchasing residents who are lower income households, as defined in Section 50079.5 of the Health and Safety Code, the monthly rent, including any applicable fees or charges for use of any pre-conversion amenities, may increase from the pre-conversion rent by an amount equal to the average monthly increase in rent in the four years preceding the conversion, except that in no event shall the monthly rent be increased by an amount greater than the average monthly percentage increase in the Consumer Price Index for the most recently reported period.

[MORE]

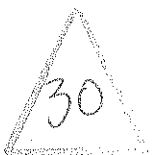


4. The subdivider shall comply with the findings and recommendations of the Tenant Impact Report prepared for the condominium conversion of the Colony Cove Mobile Home Park, including, but not limited to:
 - a. Each resident shall be given a right to purchase the air space condominium upon which the mobile home is situated or to continue the existing tenancy in the park pursuant to the provisions of the Tenant Impact Report;
 - b. The subdivider shall not terminate any existing tenancies or any existing leases or require that the residents vacate the property, after the Map Act Rent Date for failure to purchase an air space condominium upon which the mobile home is located.
5. Conditions not required to be fulfilled prior to, or shown on the final map, shall be stated on a separate document to be recorded with the final map.
6. The recorded map shall conform to the tentative map approved as Exhibit C and to the Conditions of Approval. Two copies of the final recorded map shall be submitted to the Planning Division.
7. The mobile home park must meet all the requirements of the City of Carson Planning Commission Resolution No. 08-2196 which approved Modification to Special Use Permit No. 106-74 for the 21-unit expansion of Colony Cove Mobile Home Park.
8. Except with respect for claims, damages, actions or proceedings between the subdivider and the City that subdivider shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Tentative Parcel Map No. 067049. The City will promptly notify the subdivider of any such claim, action, or proceeding against the City and the subdivider will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the subdivider's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

ENGINEERING SERVICES DIVISION – CITY OF CARSON

9. A construction permit is required for any work to be done in the public right of way.
10. Any improvements damaged during the construction shall be removed and reconstructed per City Standards plan and to the satisfaction of the City Engineer.

[MORE]



11. All infrastructure necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to recordation of the Final Map.

COUNTY OF LOS ANGELES

Geology/Soils

12. A geology/soils report shall be submitted to the County of Los Angeles for review and approval prior to the recordation of the Final Map.

Road

13. The subdivider shall label all interior access streets as private driveway and fire lane.

Subdivision

14. The subdivider shall place a note on the final map, to the satisfaction of the City Engineer, indicating that this map is approved as a mobile home park conversion project for 425 units.
15. The subdivider shall label driveways and multiple access strips as a private driveway, and fire lane and delineate on the final map to the satisfaction of the City Engineer.
16. The subdivider shall provide, if required, suitable turnaround and label the driveway private driveway and fire lane on the final map to the satisfaction of the City Engineer.
17. The subdivider shall provide reciprocal easements for adjoining properties for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., over the common driveway in the document to the satisfaction of the City Engineer.
18. The subdivider shall provide for the continual maintenance of the common areas. This can be achieved by the formation of a homeowner's association, comprised of the owners of the units, responsible for the maintenance of the common areas.
19. The subdivider shall provide a numeric reference for all parcels to the satisfaction of the City Engineer.
20. The subdivider shall provide addressing information in Microsoft Excel format to the satisfaction of the City Engineer.
21. The subdivider shall not grant or record private easements 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.

[MORE]



22. A final guarantee will be required at the time of the filing of the final map with the Registrar-Recorder/County Clerk's office.
23. A final map prepared by, or under the direction of, a pre-1982 registered Civil Engineer or licensed Land Surveyor must be processed through the City Engineer prior to being to being filed with the Registrar-Recorder/County Clerk's office.

BUSINESS LICENSE DIVISION - CITY OF CARSON

24. Per section 6310 of the Carson Municipal Code, all parties involved in the project, including but not limited to contractors and subcontractors, will need to obtain a City Business License.

DEPARTMENT OF CONSERVATION – DIVISION OF OIL, GAS & GEOTHERMAL RESOURCES

25. The subdivider shall locate and identify on the Final Parcel Map whichever plugged and abandoned wells that have been identified within and in proximity to the property boundaries (as identified on a Division Map).
26. Building over or in proximity of plugged and abandoned wells should be avoided if at all possible. If this is not possible, it may be necessary to plug or re-plug wells to current Division specifications. Also, the State Oil and Gas Supervisor is authorized to order reabandonment of previously plugged and abandoned wells when construction is over or in proximity of wells could result in a hazard (Section 3208.1 of the Public Resources Code).
27. If reabandonment is necessary, the cost of operations is the responsibility of the owner of the property upon which the structure will be located.
28. If construction over an abandoned well is unavoidable, an adequate gas venting system should be placed over the well.
29. If any plugged and abandoned or unrecorded wells are damaged or uncovered during excavation or grading, remedial plugging operations may be required. If such damage or discovery occurs the Division of Oil, Gas and Goethermal Resources's district office must be contacted to obtain information on the requirements for and approval to perform remedial operations.

[MORE]

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CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 10-2300

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
CARSON APPROVING MODIFICATION NO. 2 TO SPECIAL USE
PERMIT NO. 106-74 FOR THE ADDITION OF 21 MOBILE HOME
SPACES TO AN EXISTING 404-UNIT MOBILE HOME PARK LOCATED
AT 17700 AVALON BOULEVARD

THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA,
HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. An application was duly filed by the applicant, Colony Cove Properties, with respect to real property located at 17700 Avalon Boulevard, and described in Exhibit "A" attached hereto, requesting authorization of Modification No. 2 to Special Use Permit No. 106-74 to permit an additional 21 mobile home spaces to an existing 404-unit mobile home park (Colony Cove Mobile Estates) located on approximately 52 acres in the RM-8-D (Residential, Multi-family – 8 units per acre – Design Overlay) zone district.

A public hearing was duly held April 13, 2010, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meetings were duly given.

On March 25, 2008, the Planning Commission approved Resolution No. 08-2196 authorizing the development of an additional 21 mobile home spaces to the existing Colony Cove Mobile Home Estates, a 404-unit, renter occupied, mobile home park located at 17700 Avalon Boulevard. On April 14, 2009, the Planning Commission approved a time extension to extend the proposal to March 25, 2010. The approved permit was declared null and void pursuant to Condition No. 1 of Resolution No. 08-2196 as no action was taken on the project prior to the expiration date. In March, 2010, the applicant applied for a new discretionary permit to reauthorize the project.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meetings.

Section 3. The Planning Commission finds that:

- a) The General Plan Housing Element calls for the promotion of a variety of housing types, including mobile homes, and the development of quality affordable housing. The proposed 21 units exceeds the maximum density allowed in the zone of 8 units per acre. The applicant intends to provide additional mobile home spaces and affordable housing opportunities for five of the new spaces. The mobile home park is allowed to exceed the maximum density provided they provide affordable housing. In doing so, the development will facilitate achievement of goals and objectives of the General Plan.
- b) The project site is 52.54 acres in area, flat, and square-shaped. The location is suitable for the use, and there are adequate facilities to serve the subject property and intended use.
- c) Primary access to the subject property is via two driveways on the west side from Avalon Boulevard, which is a major thoroughfare running the length of the

city. Avalon Boulevard is considered sufficient in width and capacity to serve the anticipated cumulative traffic impact created by the proposed mobile home expansion. Emergency vehicle access is provided by crash gates in two locations along the east side of the subject property, facing Rainsbury Avenue.

- d) There are a sufficient number fire hydrants located throughout the subject property to facilitate the suppression of fire. There is adequate water supply for the hydrants and efficient means of access for fire department equipment and personnel in the event of an emergency.
- e) The zoning for the property calls for multi-family residential uses, with which the proposed use is compatible. The proposed spaces will occupy existing areas within the mobile home park, which is consistent with the intended character of the area.
- f) The proposed site plan is designed to mitigate park residents' concerns voiced in community meetings between staff, the applicant and park residents during the review process of this application, and has been revised in response to the salient issues raised by residents in these meetings.

Section 4. The Planning Commission further finds that the use permitted by the proposed Modification No. 2 to Special Use Permit No. 106-74 will not have a significant effect on the environment as indicated in the Initial Study and Negative Declaration prepared for this project. The proposed use will not alter the character of the surrounding area and meets or exceeds all City standards for protection of the environment. The Planning Commission hereby adopts the Negative Declaration.

Section 5. Based on the aforementioned findings, the Commission hereby grants Modification No. 2 to Special Use Permit No. 106-74, with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto, and adopts the Negative Declaration.

Section 6. The Secretary shall certify the adoption of this Resolution and shall transmit copies of the same to the applicant.

Section 7. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 13th DAY OF APRIL, 2010.


CHAIRMAN

ATTEST:


SECRETARY

**CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION**

EXHIBIT "A"

LEGAL DESCRIPTION

MODIFICATION NO. 2 TO SPECIAL USE PERMIT NO. 106-74

Property Address: 17700 Avalon Boulevard

The land referred to as parcel no. 7319-017-086 is described as follows:

Parcel 1 in the City of Carson, County of Los Angeles, State of California, as shown on Parcel Map No. 6150 filed in Book 69, Pages 69, 70, and 71 of Parcel Maps, in the Office of the County Recorder of said County.

Except from said land that portion lying below a depth of 500 feet, measured vertically from the surface of said land, as said surface existed on October 25, 1965.

Also except therefrom all mobile homes situated on said land.



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"

CONDITIONS OF APPROVAL

MODIFICATION NO. 2 TO SPECIAL USE PERMIT NO. 106-74

GENERAL CONDITIONS

1. If a permit for new mobile homes is not obtained from the State Housing and Community Development Department, or if a building permit is not given for new construction on the project site within one year of the date of approval of Modification No. 2 to SUP No. 106-74, said permit shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the approved development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission and on file with the City Planning Division, in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission. Should an affordable housing agreement between the applicant and the city not be finalized, as required by Condition No. 10, a modification to the site plan shall be reviewed and approved by the Planning Commission to authorize an alternative use for the five units.
4. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval, and which are consistent with the development plans included as exhibits to the staff report presented at the hearing in which the project was approved, including modifications to the plans and/or conditions of approval made by the Planning Commission during said hearing. Such approved development plans are subject to review and approval by the Planning Division prior to the issuance of a building permit.
5. 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.



6. It is further made a condition of this approval that if any condition is violated or if any law, statute or ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
7. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
8. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
9. Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Modification No. 2 to Special Use Permit No. 106-74. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

AFFORDABLE HOUSING

10. The applicant shall provide affordable rental housing for five new units at income levels and locations to be determined pursuant to an agreement with the city. The affordable rental rate shall be targeted to moderate (or below)-income households, unless otherwise approved by the city, and may be patterned after State Government Code 66427.5 at the discretion of the city. The affordable rental rate shall remain in effect for a period of not less than 30 years or until such time that the city approves an amendment to the agreement. The affordable housing costs shall consider space rent, principle and interest on the mobilehome, mortgage loan insurance fees, property taxes and assessments, fire and casualty insurance, property maintenance and repairs and a reasonable allowance for utilities. The program must be approved by the city before the applicant gets occupancy of units. Notwithstanding the foregoing, the applicant shall have no obligation to comply with this condition in the event that the city and the applicant are unable to come to an agreement on applicable rental rates and the affordable housing agreement for the five affordable units (see Condition No. 3).



11. If a subdivision conversion to resident ownership is approved, the affordable rental housing covenant on the five units shall be converted to low-income home ownership opportunities for five units. The locations of such units will be subject to an agreement with the city. The agreement shall include a formula to provide a fair distribution between land value and unit value.

PARKING

12. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
13. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
14. 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.
15. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.

LANDSCAPING/IRRIGATION

16. The applicant shall submit two sets of landscaping and irrigation plans drawn, stamped, and signed by a licensed landscape architect and in substantial conformance with preliminary landscape plans dated as received by the Planning Department on February 14, 2008. Such plans are to be approved by the Planning Division prior to the issuance of any building permit.
17. Such landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include, but are not limited to:
 - a. Trees, grass, and vine-like landscaping in the proposed park areas;
 - b. Perimeter landscaping near the "dog-run" area, as described on the site plan marked "Exhibit D";
 - c. Annual flowers wherever possible; and
 - d. Irrigation system designed to commercial grade standards.

Furthermore, these plans are subject to Planning Division review and approval before landscape/irrigation construction, which is to be completed prior to the issuance of final occupancy.

18. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."



19. The applicant shall install 6-inch by 6-inch concrete curbs around all landscaped planter areas, except for areas determined by a SUSMP/NPDES permit, or other applicable condition of approval that requires certain landscaped areas to remain clear of concrete curbs for more efficient stormwater 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.
20. 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.

UTILITIES

21. 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.
22. All utility meters will be painted the same color as the structures to reduce visibility (the Gas Company will not allow meters to be placed in boxes).

AESTHETICS

23. The specification of all colors and materials of new construction of trash enclosures, maintenance shed, and carport must be submitted and approved by the Planning Division prior to the issuance of any building permits.
24. Graffiti shall be removed from all project areas within 3 days of written notification by the City of Carson. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.)

FENCES/WALLS

25. All fences, walls and hedges shall be located and constructed in compliance with the standards as provided for in Section 9126.3 (residential zones) of the Zoning Ordinance.

TRASH

26. Trash enclosures and recycling areas shall be located on four-inch concrete pads and in locations consistent with the approved site plan, subject to Planning Division review and approval. Painted metal, self-closing doors shall be used for enclosing the entrance to the trash and recycling areas. The trash and recycling area enclosure design is to be approved by the Planning Division prior to issuance of any building permit(s).

27. Recycling areas shall be provided in accordance with Sections 9164.4 and 9164.5 of the Zoning Ordinance. The number and size of recycling facilities are subject to the approval of the Planning Division.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

28. Provide water mains, fire hydrants, and fire flows as required by County Forester and Fire Warden for all land shown on the map to be recorded.
29. Provide Fire Department and City approved street signs and building address numbers prior to occupancy.
30. Access shall comply with Section 10.207 of the Fire Code which requires all weather access. All weather access may require paving.
31. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
32. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
33. Submit fire flow information to this Los Angeles County Fire Department, Land Development Division office for approval.
34. At the discretion of the applicant, a 39-foot lot line adjustment shall be completed between the subject property and the adjacent Los Angeles County Fire Department property. The lot line adjustment shall be recorded with the Los Angeles County Recorder's Office prior to the occupancy of the new spaces.

PUBLIC SAFETY - CITY OF CARSON

35. Ensure compliance with current seismic mitigation codes.
36. Where practical, surface treatments, accessibility or landscaping strategies should work to deter graffiti. Stucco or cinder block walls, with access to the public, should be set back or landscaped in such a way as to deter graffiti.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

37. Prior to issuance of Building Permit, a soils report, sewer area study, drainage concept, and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, sewer, drainage concept and stormwater information have been received and found satisfactory.
38. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept and stormwater quality plan.



39. Dedicate 6-ft of additional right-of-way along portions of Rainsbury Avenue. Developer shall prepare legal description for required dedication, for review and approval of the City Engineer and Recordation with County Records Office.
40. 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.
41. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
42. Repair any broken or raised (one-inch or more) sidewalk, curb and gutter along Avalon Blvd, Albertoni Street, Victoria Street and Rainsbury Avenue within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer, which is limited to \$10,000 or less in performance costs.
43. The Developer shall fill in missing sidewalk, remove and replace any broken/damaged driveway approach in the public right of way abutting the proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
44. The Developer shall modify existing driveways in the public right of way per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
45. Where sidewalk meander around existing driveways and extending beyond the public right of way at any location, the required described sidewalk easements shall be submitted and approved prior to issuance of the building permit.
46. If any, remove unused driveway approach if any, and replace it with full height curb and gutter and sidewalk per City of Carson Standard and to the satisfaction of the City Engineer.
47. Install and/or modify (if necessary) existing wheelchair ramp along Avalon Boulevard at the entrance and exit to the subject site, and at the northwest corner of Rainsbury Avenue and Victoria Street per City of Carson Standard, in compliance with ADA requirements.
48. In the event that the applicant proposes future improvements allowing vehicular access entering or exiting onto Rainsbury Avenue (apart from the two existing "crash gates"), the applicant shall install streetlights on concrete poles with underground wiring Rainsbury Avenue to the satisfaction of the L.A. County Street Lighting Division, Department of Public Works.
49. All new utility lines, along Avalon Blvd, Albertoni Street, Victoria Street and Rainsbury Avenue abutting the proposed development shall be underground to the satisfaction of the City Engineer.



50. Plant approved parkway trees on locations along Avalon Boulevard and Victoria Street where trees are missing per City of Carson Standard Nos. 117, 132, 133 and 134. All new trees must be kept adequately watered.
51. Paint Curbs Red along Avalon Blvd, Albertoni Street, Victoria Street and Rainsbury Avenue within or abutting this proposed development, to the satisfaction of the City Traffic Engineer.
52. 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.
53. 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.
54. 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.
55. 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.
56. Comply with mitigation measures recommended by the water purveyor.
57. The Developer shall submit a copy of approved plans on mylars (i.e. Grading, Sewer, Street, and Storm Drain Improvement Plans), to the City of Carson – Engineering Division, prior to issuance of construction permits.
58. A construction permit is required for any work to be done in the public right-of-way.
59. Any improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
60. 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.
61. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from curb-to-curb or from median-to-curb when medians are existing or as approved by the Engineer in the field. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)

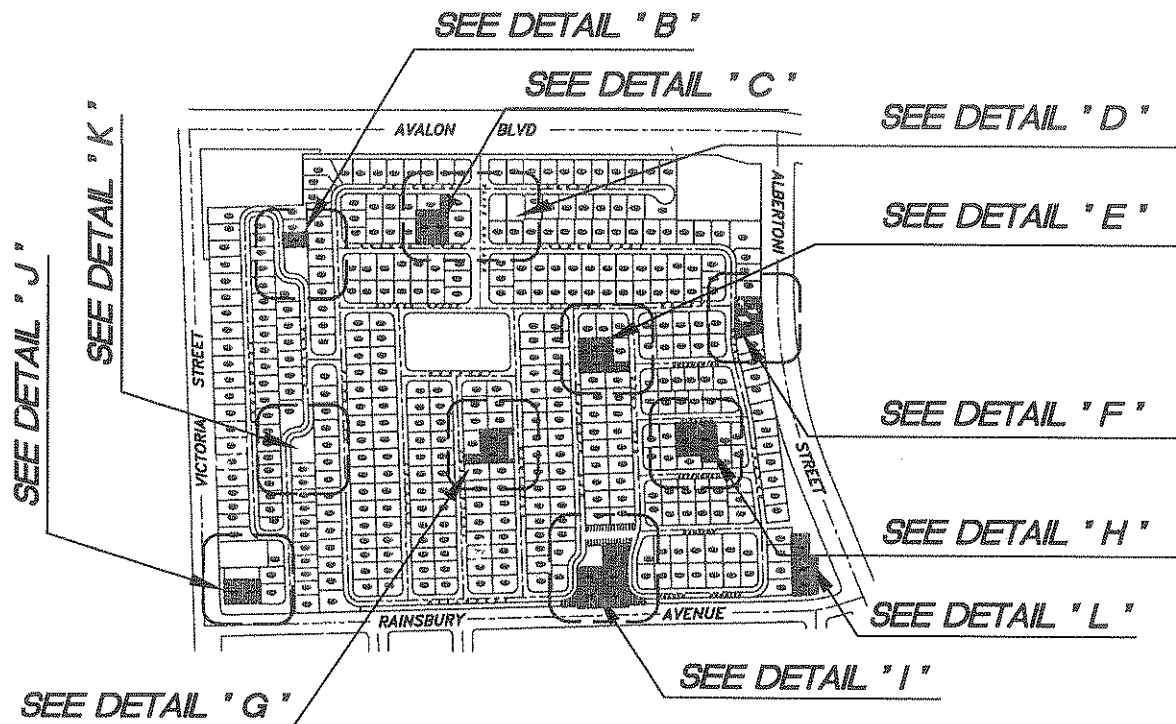
62. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the drainage study, subject to the approval of the City Engineer.
63. Prior to issuance of Building Permit, the following must be on file:
64. Drainage/Grading plan prepared by a registered Civil Engineer, to the satisfaction of the Building and Safety Division.
65. Construction bond as required for all work to be done within the public right of way.
66. Proof of Worker's Compensation and Liability Insurance.
67. The Developer shall comply with the applicable SUSMP requirements and shall incorporate into the project plan a Storm Water Mitigation Plan, which includes those Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

68. Per section 6310 of the Carson Municipal Code, all parties involved in the project, including but not limited to contractors and subcontractors, will need to obtain a City Business License.



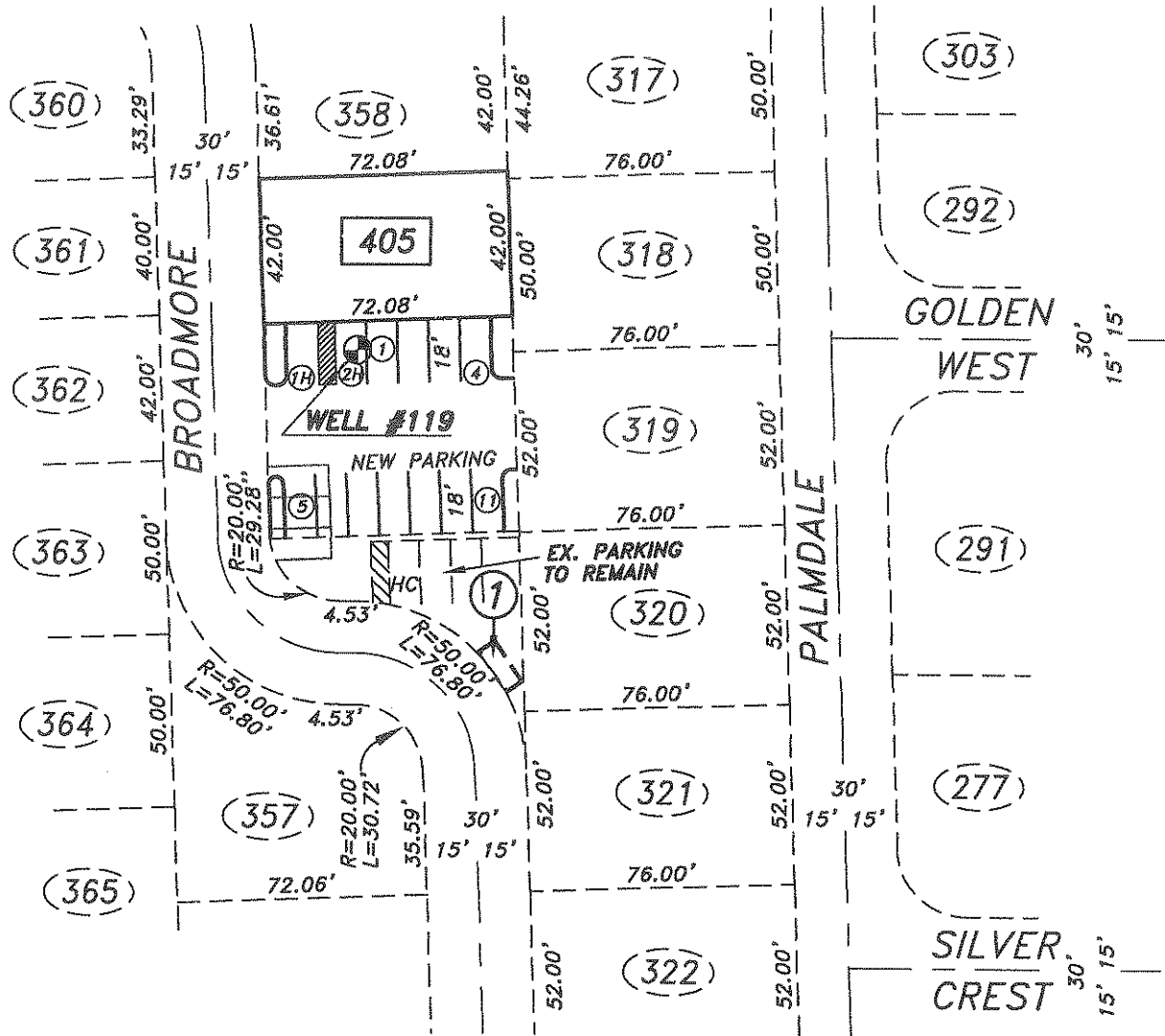
PRELIMINARY DRAFT SITE PLAN, SUBJECT TO CHANGES.
PROVIDED FOR INFORMATIONAL USE ONLY



KEY PLAN

NOT TO SCALE

EXHIBIT NO. 6 -



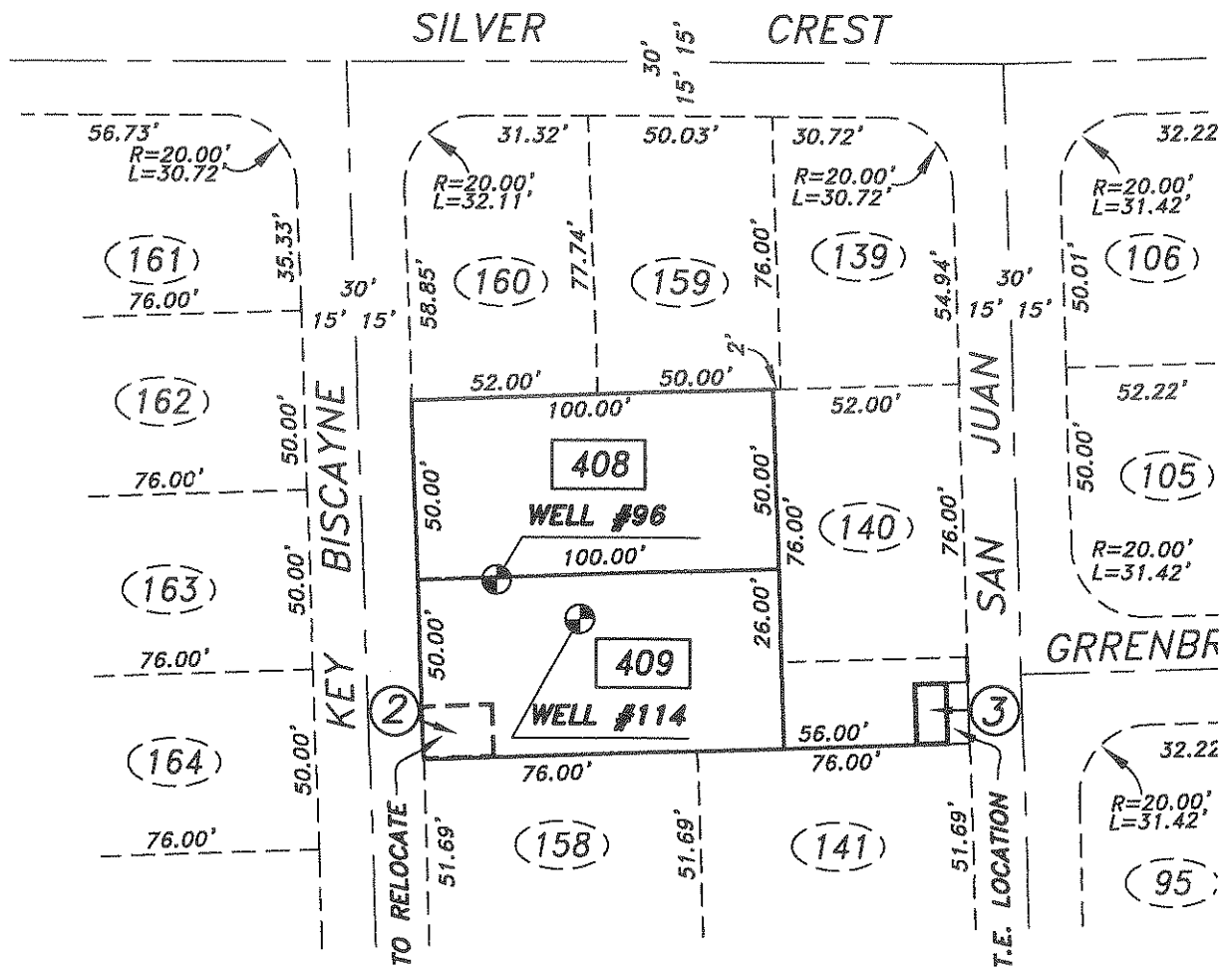
DETAIL "B"

SCALE : 1" = 50'

CONSTRUCTION NOTES :

- ① EX. TRASH ENCLOSURE TO PROTECT IN PLACE
- ② EX. TRASH ENCLOSURE TO REMOVE/RELOCATE
- ③ CONSTRUCT TRASH ENCLOSURE

SPACE NO. 405 - WELL NO. 119



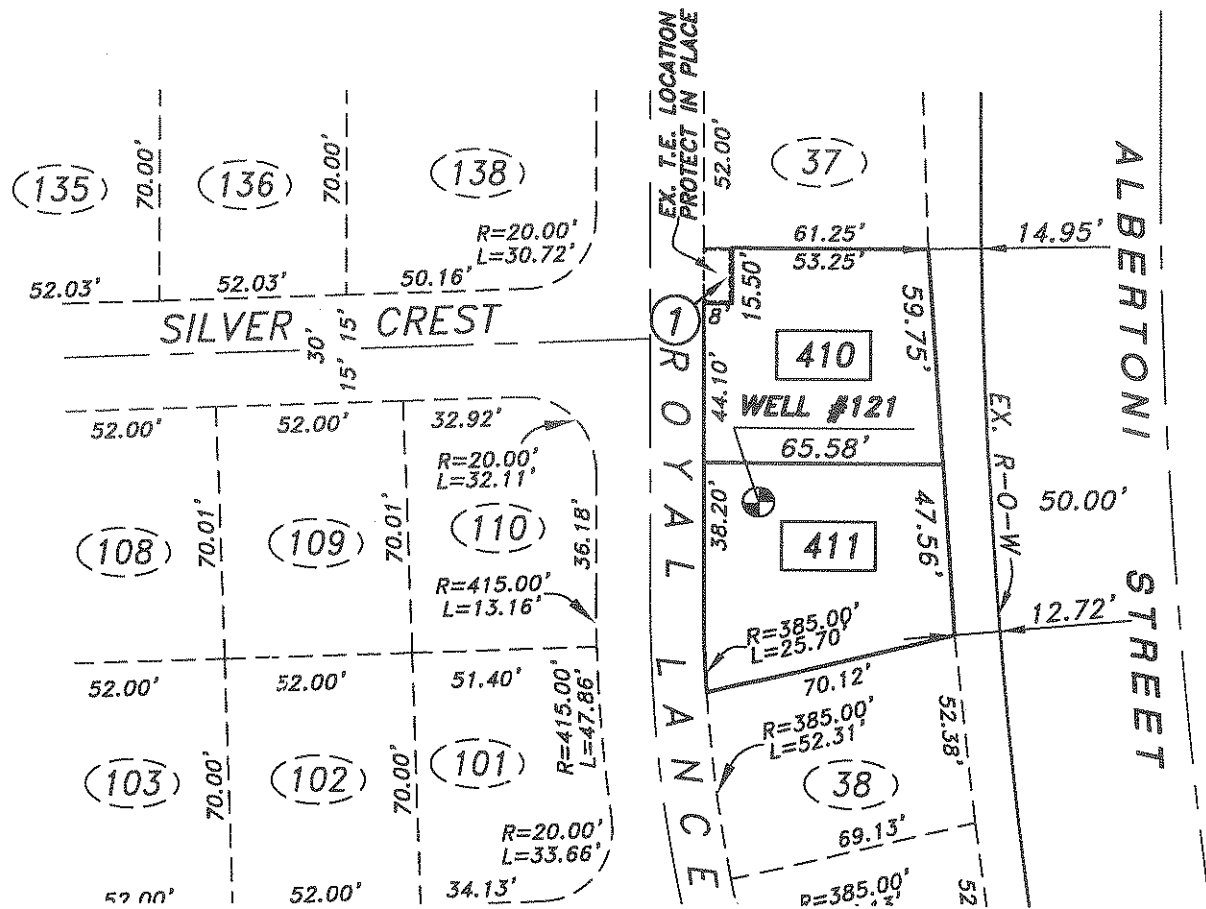
DETAIL "E"

SCALE : 1" = 50'

CONSTRUCTION NOTES :

- ① EX. TRASH ENCLOSURE TO PROTECT IN PLACE
- ② EX. TRASH ENCLOSURE TO REMOVE/RELOCATE
- ③ CONSTRUCT TRASH ENCLOSURE

SPACES 408 & 409 - WELL NO. 96 & 114



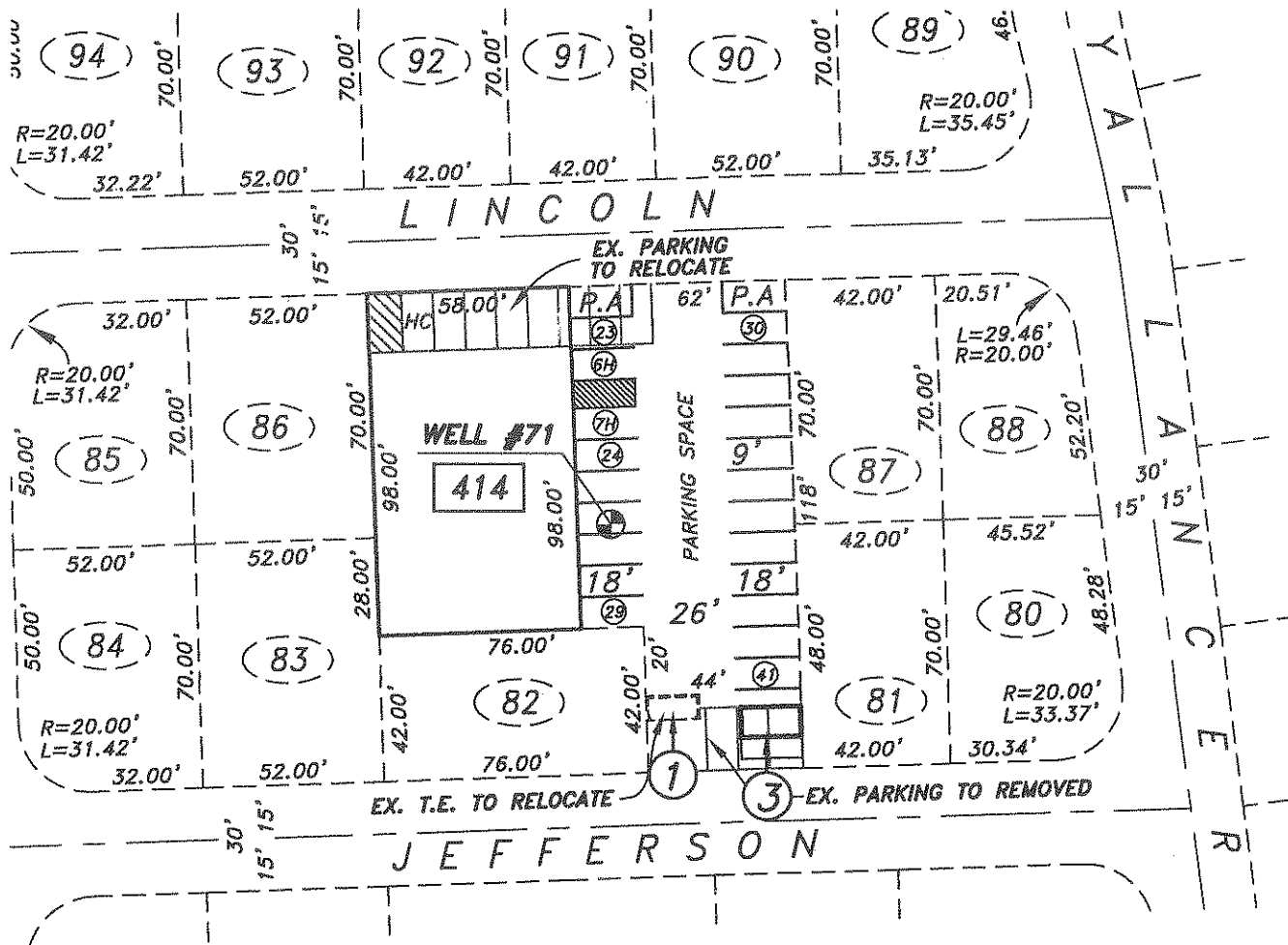
DETAIL "F"

SCALE : 1" = 50'

CONSTRUCTION NOTES :

- ① EX. TRASH ENCLOSURE TO PROTECT IN PLACE
- ② EX. TRASH ENCLOSURE TO REMOVE/RELOCATE
- ③ CONSTRUCT TRASH ENCLOSURE

SPACES 410 & 411 - WELL NO. 121



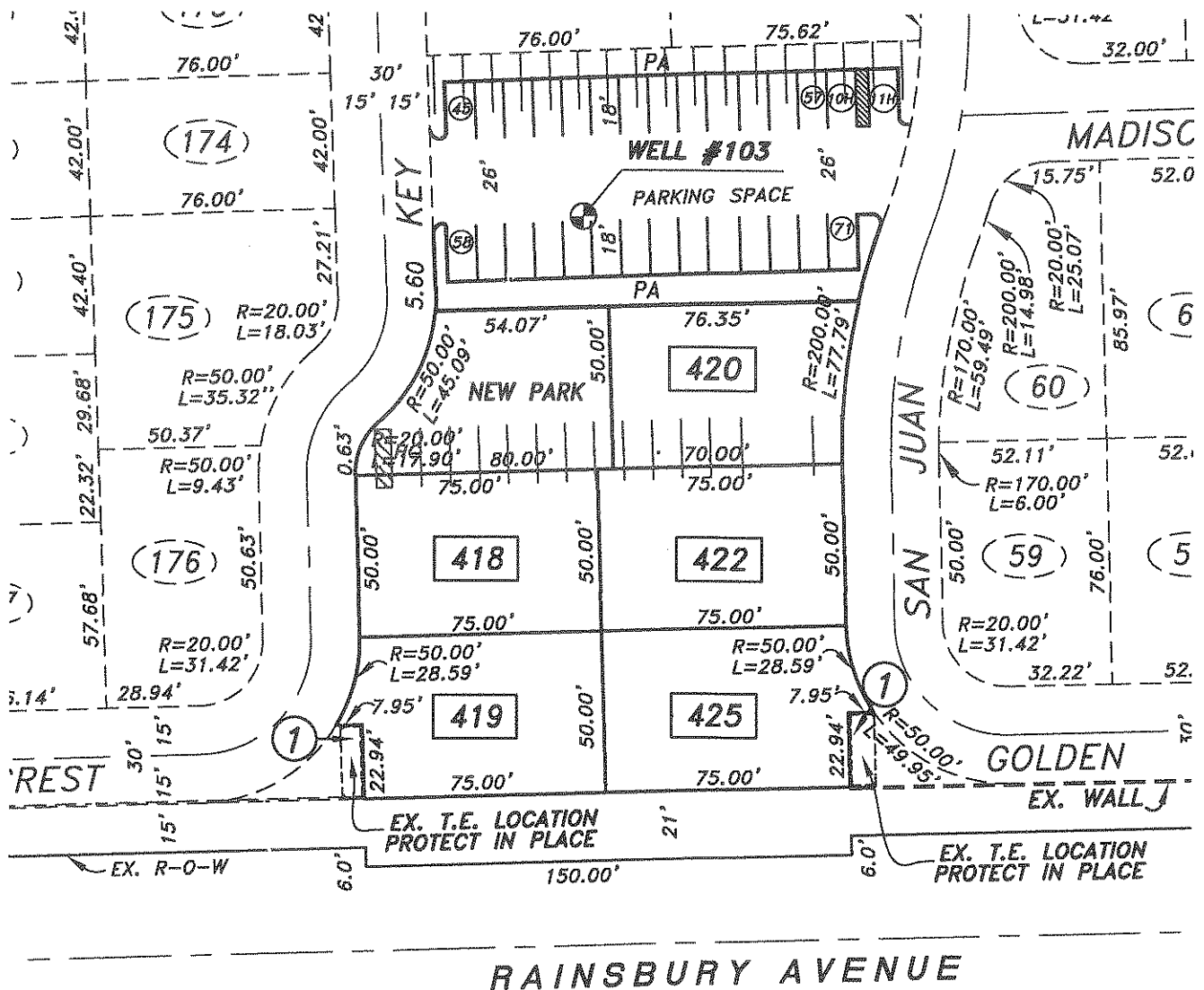
DETAIL "H"

SCALE : 1" = 50'

CONSTRUCTION NOTES :

- ① EX. TRASH ENCLOSURE TO PROTECT IN PLACE
- ② EX. TRASH ENCLOSURE TO REMOVE/RELOCATE
- ③ CONSTRUCT TRASH ENCLOSURE

SPACE 414 - WELL NO. 71



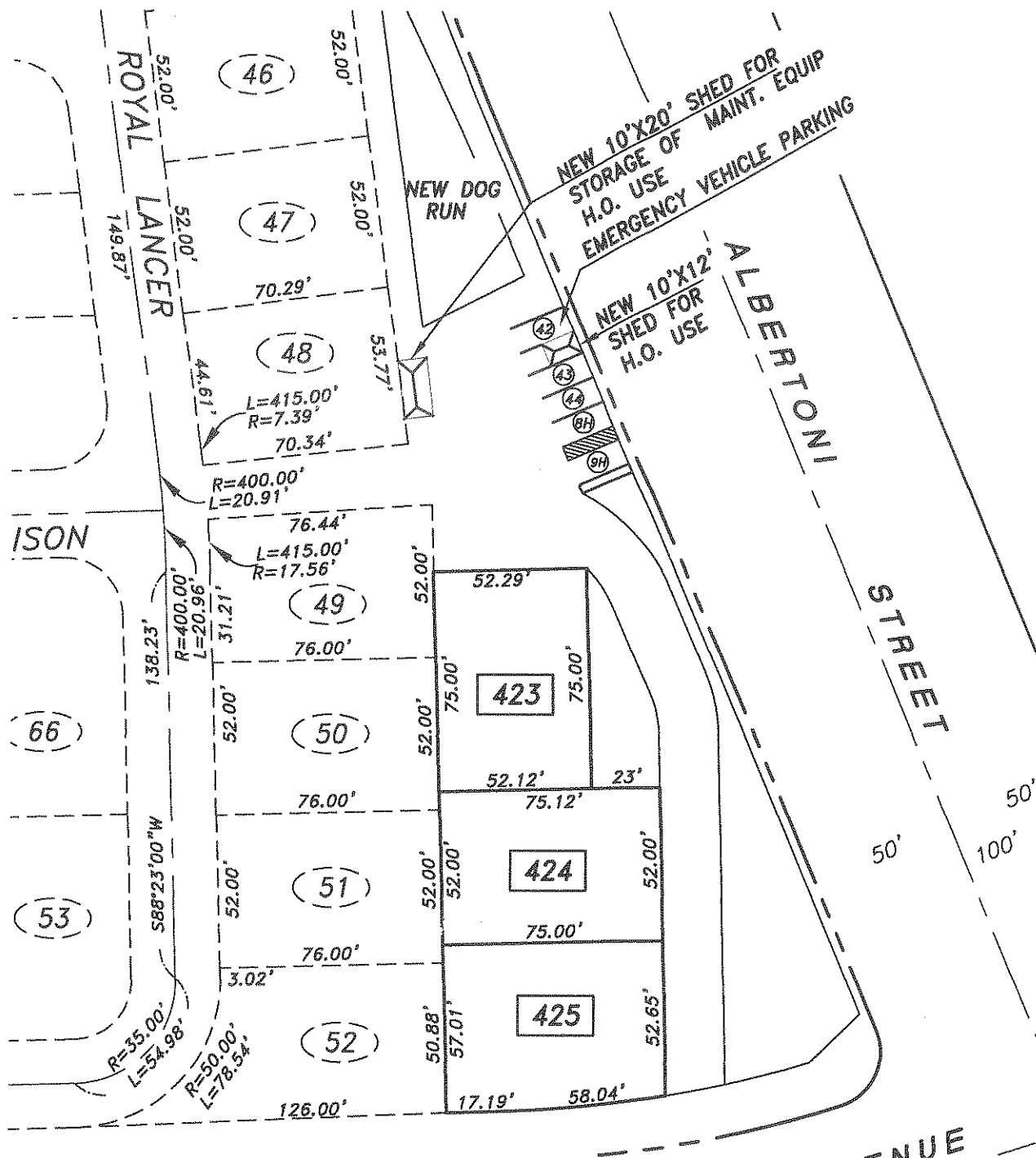
DETAIL "I"

SCALE : 1" = 50'

CONSTRUCTION NOTES :

- ① EX. TRASH ENCLOSURE TO PROTECT IN PLACE
- ② EX. TRASH ENCLOSURE TO REMOVE/RELOCATE
- ③ CONSTRUCT TRASH ENCLOSURE

SPACES 418, 419, 420, 422 & 425 - WELL NO. 103



CONSTRUCTION NOTES :

- ① EX. TRASH ENCLOSURE TO PROTECT IN PLACE
- ② EX. TRASH ENCLOSURE TO REMOVE/RELOCATE
- ③ CONSTRUCT TRASH ENCLOSURE

DETAIL "L"

SCALE : 1" = 50'

SPACES 423, 424 & 425

FREE RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

THE CITY OF CARSON

701 East Carson Street
Carson, California 90745

Attn: _____

(Space Above this Line for Recording Purposes Only)

DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
("Declaration") is made this ____ day of _____, 20__, by and between COLONY COVE
PROPERTIES, LLC, a Delaware limited liability company ("Declarant"), and the CITY OF
CARSON, a municipal corporation ("City").

RECITALS:

- A. Declarant is the owner of that certain real property located at 17700 S. Avalon Boulevard, Carson, County of Los Angeles, State of California more particularly described in Legal Description attached hereto as Exhibit "A" and incorporated herein by reference ("Property").
- B. The Planning Commission for the City on March 25, 2008 approved Modification No. 1 to Special Use Permit No. 106-74 ("Modification of SUP") for the development of an additional 21 mobile home spaces ("Project") to the Colony Cove Mobile Estates, subject to Declarant's satisfaction of certain conditions of approval. The City extended and reauthorized Declarant's rights under the Modification of SUP pursuant to various extensions and reauthorizations.
- C. Ten (10) previously abandoned oil wells are located on the Property ("Existing Wells"). The Existing Wells are shown on Exhibit "B" and incorporated herein by reference.
- D. The Division of Oil, Gas, and Geothermal Resources ("DOGGR") is the State of California agency that oversees the drilling, operation, maintenance, and plugging and abandonment of oil, natural gas, and geothermal wells.
- E. DOGGR has terminated its "Construction Site Plan Review Program" and "Well Review Letter Program" (collectively, "**DOGGR Development Review Programs**"). which involved DOGGR's certification of proposed developments of properties containing oil wells based on compliance with DOGGR guidelines and compliance with DOGGR's abandonment and re-abandonment requirements.

- F. As a consequence of DOGGR's termination of DOGGR's Development Review Programs, the Planning Commission for the City has required, as a condition to the City's issuance of required approvals for the Project (collectively, "**City Approvals**"), that Declarant hold, sell, and convey the Property subject to the covenants, conditions, and restrictions set forth in this Declaration and that the City have the right and power to enforce the covenants, conditions, and restrictions as provided herein.
- G. Declarant desires to establish and grant certain covenants, conditions, and restrictions upon the Property for the benefit of the City and its respective successors and assigns for the purpose of putting owners of the Property on notice of the Existing Wells, and providing for certain release, indemnity, enforcement and mortgagee protections pertaining to obligations relative to the Existing Wells as described herein. Such covenants, conditions and restrictions shall run to the benefit of the City and bind the Property, the Declarant and its successors and assigns.

NOW, THEREFORE, the Declarant declares, covenants and agrees, by and for itself, its heirs, executors and assigns, and all persons claiming under or through it that the Property shall be held, transferred, encumbered, used, sold, conveyed, leased and occupied subject to the covenants and restrictions hereinafter set forth, which covenants are established expressly and exclusively for the use and benefit of the City.

TERMS AND CONDITIONS

ARTICLE 1

COVENANTS, CONDITIONS, AND RESTRICTIONS

1.1. Purpose of Declaration. Declarant seeks to have the City issue City Approvals so that the Project may proceed. City is prepared to issue such City Approvals, provided notice is given to future owners of the Property and City is released and indemnified for such action, as provided herein.

1.2. Compliance with Ordinances. The Project shall be in compliance with all ordinances and regulations of the City applicable to the Project.

1.3. Notice. Declarant shall provide any proposed tenants or purchasers of any portion of the Property with a copy of this Declaration.

~~1.3-1.4.~~ Access to Wells. All improvements pertaining to the Project shall be installed and located in accordance with the Site Plan attached hereto as Exhibit "C" and incorporated herein by reference ("**Site Plan**"). Declarant shall not modify the Site Plan, and shall not build any building or structure on the Property which would interfere with the ability to perform necessary maintenance work on the Existing Wells without prior the written approval of City.

ARTICLE 2

DEFINITIONS



2.1. Definitions: For purposes of this Declaration, the following terms shall have the following meanings:

2.1.1. "**Environmental Claim**" means any claim for personal injury, death and/or property damage made, asserted or prosecuted by or on behalf of any third-party, including, without limitation, any governmental entity, relating to the Property and arising or alleged to arise under any Environmental Law.

2.1.2. "**Environmental Cleanup Liability**" means any cost or expense of any nature whatsoever incurred to contain, remove, remedy, clean up, or abate any contamination or any Hazardous Materials on or under all or any part of the Property, including the ground water thereunder, including, without limitation, (i) any direct costs or expenses for investigation, study, assessment, legal representation, cost recovery by governmental agencies, or ongoing monitoring in connection therewith and (ii) any cost, expense, loss or damage incurred with respect to the Property or its operation as a result of actions or measures necessary to implement or effectuate any such containment, removal, remediation, treatment, cleanup or abatement.

2.1.3. "**Environmental Compliance Cost**" means any cost or expense of any nature whatsoever necessary to cure or remediate any violation of applicable Environmental Laws then in effect in accordance with a remediation plan approved by the applicable governmental agency. "Environmental Compliance Cost" shall include all costs reasonably necessary to demonstrate that the Property is not in violation.

2.1.4. "**Environmental Law**" means any federal, state or local statute, ordinance, rule, regulation, order, consent decree, judgment or common law doctrine, and provisions and conditions of permits, licenses and other operating authorizations relating to (i) pollution or protection of the environment, including natural resources, (ii) exposure of persons, including employees, to Hazardous Materials or other products, raw materials, chemicals or other substances, (iii) protection of the public health or welfare from the effects of by-products, wastes, emissions, discharges or releases of chemical substance from industrial or commercial activities, or (iv), regulation of the manufacture, use or introduction into commerce of chemical substances, including, without limitation, their manufacture, formulation, labeling, distribution, transportation, handling, store and disposal.

2.1.5. "**Hazardous Material**" is defined to include any hazardous or toxic substance, material or waste which is or becomes regulated by any local governmental authority, the State of California, or the United States Government. The term "Hazardous Material" includes, without limitation, any material or substance which is: (i) petroleum or oil or gas or any direct or derivate product or byproduct thereof, (ii) defined as "hazardous waste," "extremely hazardous waste" or "restricted hazardous water" under Sections 25115, 25117 or 25122.7, or listed pursuant to Section 25140 of the California Health and Safety Code, Division 20, Chapter 6.5 (Hazardous Waste Control Law), (iii) defined as a "hazardous substance" under Section 25316 of the California Health and Safety Code, Division 20, Chapter 6.8 (Carpenter Presley Tanner Hazardous Substance Account Act), (iv) defined as a "hazardous material," "Hazardous substance," or "Hazardous waste" under Sections 25501(j) and (k) and 25501.1 of the California Health and Safety Code, Division 20, Chapter 6.95 (Hazardous Materials Release Response Plans and Inventory), (v) defined as a "hazardous substance" under Section 25281 of the California

Health and Safety Code, Division 20, Chapter 6.7 (Underground Storage of Hazardous Substances), (vi) "used oil" as defined under Section 25250.1 of the California Health and Safety Code, (vii) asbestos, (viii) listed under Chapter 11 of Division 4.5 of Title 22 of the California Code of Regulations, or defined as hazardous or extremely hazardous pursuant to Chapter 10 of Division 4.5 of Title 22 of the California Code of Regulations, (ix) defined as waste or a hazardous substance pursuant to the Porter Cologne Act, Section 13050 of the California Water Code, (x) designated as a "toxic pollutant" pursuant to the Federal Water Pollution Control Act, 33 U.S.C. Section 1317, (xi) defined as a "hazardous waste" pursuant to the Federal Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq. (42 U.S.C. § 9603), (xii) defined as a "hazardous substance" pursuant to the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. Section 9601, et seq. (42 U.S.C. § 9601), (xiii) defined as "Hazardous Material" pursuant to the Hazardous Materials Transportation Act, 49 U.S.C. Section 5101, et seq., or (xiv) defined as such or regulated by any "Superfund" or "Superlien" law, or any other federal, state or local law, statute, ordinance, code, rule, regulation, order or decree regulating, relating to, or imposing liability or standards of conduct concerning Hazardous Materials and/or oil wells and/or underground storage tanks and/or pipelines, as now, or at any time hereafter in effect.

ARTICLE 3

REPRESENTATIONS, WARRANTIES, RELEASE AND INDEMNIFICATION

3.1. No Representation or Warranty by City. City is not aware of any health or safety concerns with the Existing Wells. The City has immunity under Government Code Sections 818.2 and 818.4 et. seq. for the issuance or failure to issue a permit, license or approval or to enforce a law. Notwithstanding the generality of the foregoing, City makes no representation or warranty as to the following: (i) that the Existing Wells will not leak methane gas, Hazardous Materials or similar substances, (ii) that the Existing Wells are in suitable condition for the Project, or for the proposed use of the Property; (iii) that DOGGR will issue any approval concerning the Project if required or necessary; or (iv) that the Existing Wells will not present any health or safety concerns now or in the future. City specifically disclaims all representations or warranties of any nature concerning the Existing Wells made by it, or its employees, agents and representatives. Further, City makes no representation or warranty related to the Existing Wells by virtue of its issuing permits or any other approvals for the Project.

3.2. Authority of DOGGR Concerning Abandoned Oil Wells on Property. Declarant understands and agrees that DOGGR is the State of California agency charged with the authority to order re-abandonment of oil wells for any dangers to health, life or property under Public Resources Code Sections 3208.1 and 3255. The City has reviewed the leak tests results for the Existing Wells which showed the Existing Wells are not leaking. DOGGR has not ordered re-abandonment of the Existing Wells nor required any further well work. The City does not issue approvals related to oil well work related to abandonment or re-abandonment process and, instead, relies on all well work to be performed in compliance with California law under DOGGR review.

3.3. Release. Declarant understands and agrees that in the event Declarant incurs any loss or liability concerning the issuance by the City of the City Approvals for the Project, under no circumstances shall Declarant look to City for any liability or indemnification regarding such actions by the City. Declarant, for itself, and its successors and assigns, hereby waives, releases, remises, acquits and forever discharges the City and its officers, employees, and agents, acting in their governmental capacity, of and from any and all actions, suits, legal or administrative orders or proceedings, demands, actual damages, loss, costs, liabilities and expenses: (i) arising from and related to the issuance by the City of the City Approvals for the Project, and (ii) incurred by the City for Environmental Compliance Costs (as defined above) as a result of the physical or environmental conditions of the Property to the extent related to the existence of the Existing Wells whether such condition existed prior to, at or after the execution of this Declaration. In connection herewith, Declarant and each of the entities constituting Declarant, expressly agree to waive any and all rights which said party may have under Section 1542 of the California Civil Code, but only to the extent of the release provided herein. Notwithstanding the foregoing, this release specifically excludes matters to the extent arising from and related to the acts or omissions of the City or its officers, employees or agents occurring after the date of the Project Approvals or arising at any time as a result of the gross negligence or willful misconduct of the City or its officers, employees or agents.

3.4. Indemnity. Declarant shall indemnify, protect, defend, and hold harmless the City from and against any and all matters included in the release set forth in Section 3.3(i) and (ii) above, including, but not limited to, all reasonable attorneys' fees and environmental consultant fees actually incurred and investigation costs and expenses, directly arising therefrom, and including fines and penalties of any nature whatsoever, assessed, levied or asserted against the City to the extent that the fines and/or penalties are the result of such matters. Notwithstanding the foregoing, this indemnity does not include matters that are not specifically released by Section 3.3(i) and (ii) above, and further, does not include matters arising as a result of the gross negligence or willful misconduct of the City or its officers, employees or agents. Anything to the contrary herein notwithstanding, this indemnity shall (i) have no further force or effect upon Declarant in the event title to the Property is no longer held by Declarant, (ii) as to Declarant, be automatically reduced in proportion to the number of lots of the Property which Declarant sells that bears to the total number of lots of the Property which are still owned by Declarant, and (iii) not prejudice Declarant's right to seek performance or payment of such indemnity obligations by responsible parties.

ARTICLE 4

ENFORCEMENT

4.1. Termination. No breach of this Declaration shall entitle any party to cancel, rescind or otherwise terminate this Declaration, or excuse the performance of such party's obligation hereunder; provided, however, that this limitation shall not affect in any manner any other rights or remedies which the parties may have by reason of such breach.

4.2. Remedies. In addition to any other remedy permitted by this Declaration, at law or in equity, in the event of any violation or threatened violation of any of the terms, covenants, restrictions, conditions and easements contained herein, in addition to the other



remedies herein provided, the parties hereto shall have the right to enjoin such violation or threatened violation in a court of competent jurisdiction. Notwithstanding the foregoing, Declarant shall not be deemed to be in default under the terms of this Declaration, unless Declarant fails to cure a default within thirty (30) days after receipt of written notice of such default from the City, or if such default is of a kind which cannot reasonably be cured within thirty (30) days, Declarant does not within such thirty (30) day period commence to cure such default and diligently thereafter prosecute such cure to completion. The foregoing cure periods shall not be applicable in the event of the occurrence of an emergency creating imminent harm to public health and safety.

4.3. Other Rights of City. In the event of any violation or threatened violation of any of the provisions of this Declaration, then in addition to, but not in lieu of, any of the rights or remedies the City may have to enforce the provisions hereof, the City shall have the right to enforce the provisions hereof as a party hereto.

4.4. Attorneys' Fees. In any action between the parties seeking enforcement of any of the terms and provisions of this Declaration, the prevailing party in such action shall be awarded, in addition to any damages, injunctive or other relief, its reasonable costs and expenses, including reasonable attorneys' fees.

4.5. No Waiver. No delay or omission in the exercise of any right or remedy by a non-defaulting party on any default shall impair such right or remedy or be construed as a waiver. A party's consent to or approval of any act by the other party requiring the party's consent or approval shall not be deemed to waive or render unnecessary the other party's consent to or approval of any subsequent act. Any waiver by either party of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Declaration.

ARTICLE 5

MORTGAGEE PROTECTION

5.1. Validity of Mortgages. Breach of any of the covenants or restrictions contained in this Declaration shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value as to the Property or any part thereof or interest therein, whether or not said mortgage or deed of trust is subordinated to this Declaration; provided the terms, conditions, covenants, restrictions and reservations of this Declaration shall be binding and effective against the holder of any such mortgage or deed of trust and any owner of any of the Property or any part thereof whose title thereto is acquired by foreclosure, trustee's sale, or otherwise.

5.2. Binding Effect. No purported rules, regulations, modification, amendment and/or termination of this Declaration shall be binding upon or affect the rights of any mortgagee holding a mortgage or deed of trust upon the Property that is recorded in the Office of the Los Angeles County Recorder prior to the date any such rules, regulations, modification, amendment or termination is recorded in such office, without the prior written consent of such mortgagee.

5.3. Priority of Liens. Any monetary lien provided for herein shall be subordinate to any bona fide mortgage or deed of trust covering an ownership interest or leasehold or subleasehold estate in and to any parcel and any purchaser at any foreclosure or trustee's sale (as well as any by deed or assignment in lieu of foreclosure or trustee's sale) under any such mortgage or deed of trust shall take title free from any such monetary lien, but otherwise subject to the provisions hereof; provided that, after the foreclosure of any such mortgage and/or deed of trust, all other assessments provided for herein to the extent they relate to the expenses incurred subsequent to such foreclosure, assessed hereunder to the purchaser at the foreclosure sale, as owner of the Property after the date of such foreclosure sale, shall become a lien upon the Property upon recordation of a notice of claim of lien as herein provided.

ARTICLE 6

COVENANTS TO RUN WITH THE LAND

6.1. Covenants Running With the Land. This Declaration is designed to create equitable servitudes and covenants appurtenant running with the Property. Declarant hereby declares that all of the Property shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied and improved subject to the covenants, conditions, and restrictions herein contained, all of which are for the purposes of providing notice to current and future property owners, tenants and the general public of the existence and condition of the Existing Wells and that the City does not make any representations or warranties regarding whether the Existing Wells will present any health or safety concerns. The covenants, conditions, and restrictions set forth herein shall run with the Property and shall be binding upon all persons having any right, title or interest in the Property, or any part thereof, their heirs, successive owners and assigns; shall inure to the benefit of the City and its successors and assigns and successors in interest; shall be binding upon Declarant, its successors and assigns and successors in interest; and may be enforced by the City. City and Declarant hereby further declare their understanding and intent that the benefit of such covenants touch and concern the land by enhancing and increasing the enjoyment and use of the Property by the citizens of the City and by furthering the health, safety and welfare of the residents of the City.

6.2. Agreement Among Declarant and City. In exchange for granting of the City Approvals by City, the Declarant hereby agrees to hold, sell, and convey the Property subject to the covenants, conditions, restrictions, reservations and easements contained in this Declaration. Declarant also grants to the City the right and power to enforce the covenants, conditions, restrictions, reservations and easements contained in this Declaration against the Declarant and all persons having any right, title or interest in the Property, or any part thereof, their heirs, successive owners and assigns.

ARTICLE 7

TERM

The covenants, conditions and restrictions contained in this Declaration shall remain in effect for a period of forty (40) years from the date this Declaration was executed. At the expiration of said forty (40) year period the term of this Declaration shall be automatically



renewed for successive five (5) year periods, unless the City provides the other party written notice of its intent not to extend the term within one hundred twenty (120) days prior to the expiration of the initial term or any extended term.

ARTICLE 8

MISCELLANEOUS

8.1. Modification. This Declaration may not be modified, terminated or rescinded, in whole or in part, except by a written instrument duly executed and acknowledged by the parties hereto, their successors or assigns and duly recorded in the Office of the County Recorder, County of Los Angeles.

8.2. Estoppel Certificate. City hereby covenants that within thirty (30) days of the written request of Declarant or Declarant's successor, it will issue to such party, or to any prospective mortgagee or purchaser of the Property, an estoppel certificate stating: (a) whether the City knows of any default under this Declaration and, if there are known defaults, specifying the nature thereof; (b) whether to its knowledge this Declaration has been assigned, modified or amended in any way (and if it has, then stating the nature thereof); and (c) whether to the City's knowledge, this Declaration as of that date is in full force and effect.

8.3. Governing Law. This Declaration shall be governed by and construed in accordance with the laws of the State of California.

8.4. Severability. The invalidity or unenforceability of any provision of this Declaration with respect to a particular party or set of circumstances shall not in any way affect the validity and enforceability of any other provision hereof, or the same provision when implied to another party or to a different set of circumstances.

8.5. Notices. Any notice to be given under this Declaration shall be given by personal delivery or by depositing the same in the United States Mail, certified or registered, postage prepaid, at the following address:

City:	City of Carson 701 East Carson Street Carson, California 90745 Attn: _____
With Copy to:	Aleshire & Wynder LLP 18881 Von Karman Avenue Suite 1700 Irvine, CA 92612 Attn: Sunny Soltani, Esq.
Declarant:	Colony Cove Properties, LLC c/o James & Associates, Inc. 255 N. El Cielo Road, Suite 140-286



Palm Springs, CA 92262
Attn: Anne James

With Copy to: Gilchrist & Rutter
1299 Ocean Avenue, Suite 900
Santa Monica, CA 90401
Attn: Richard Close, Esq.

Any notice delivered personally shall be effective upon delivery. Any notice given by mail as above provided shall be effective four (4) business days after deposit in the mails. Any party may change address for notice by giving written notice of such change to the other party.

8.6. Counterparts. This Declaration may be executed in any number of counterparts each of which shall be an original but all of which shall constitute one and the same document.

8.7. Authority to Enter Declaration. Each party executing this Declaration on behalf of a party represents and warrants that such person is duly and validly authorized to do so on behalf of the entity it purports to bind and if such party is a partnership, corporation or trustee, that such partnership, corporation or trustee has full right and authority to enter into this Declaration and perform all of its obligations hereunder.

IN WITNESS WHEREOF, the undersigned have executed this Declaration and was executed as of the date first written above.

Declarant

COLONY COVE PROPERTIES, LLC
a Delaware limited liability company

By: El Dorado Palm Springs, Ltd., a California
limited partnership
Its Manager

By: Goldstein Properties, Inc., a
California corporation
Its General Partner

By: _____
Name: _____
Title: _____





STATE OF CALIFORNIA)
)
COUNTY OF _____)

On _____, 2012, before me, _____,
Notary Public, (insert name and title of the officer) personally appeared _____
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument,
the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Signature)

(Seal)

ATTEST

"City"

CITY OF CARSON, a municipal corporation

By: _____

City Manager

APPROVED AS TO FORM:

ALESHIRE & WYNDER LLP

City Attorney

RECOMMENDED:

Director of Public Works

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SUBORDINATION

The undersigned, as holders of the beneficial interest in and under that certain Deed of Trust dated _____, and recorded on in the Office of the Los Angeles County Recorder as Instrument No. _____ (the "**Deed of Trust**") which Deed of Trust is by and between _____, as Beneficiary, hereby expressly subordinate said Deed of Trust and its beneficial interests thereunder to the foregoing Declaration of Covenants, Conditions and Restrictions between _____ and the City of _____.

By: _____

Its: _____

STATE OF CALIFORNIA)
)
COUNTY OF _____)

On _____, 2012, before me, _____, Notary Public, (insert name and title of the officer) personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Signature)

(Seal)

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EXHIBIT "A"

[LEGAL DESCRIPTION OF PROPERTY]



EXHIBIT "B"

[SEE ATTACHED EXISTING WELLS]

EXHIBIT "C"

[SEE ATTACHED SITE PLAN]

Exhibit "C"

