

CITY OF CARSON PRELIMINARY PROJECT CONDITIONS

ADDRESS: 20377 Avalon Blvd.

APPLICATION NO: mCUP-08-25; DOR-15-25

PROJECT DESCRIPTION: Proposal for a new 1,025 square foot Dutch Bros Coffee with a drive-through service window and reconfigured parking lot with new landscaping.

I. General Conditions

1. ***Interim Development Impact Fee:*** In accordance with Article XI (Interim Development Impact Fee Program) of the Carson Municipal Code (“CMC”), the applicant, property owner, and/or successor to whom these project entitlements are assigned (“Developer”) shall be responsible for payment of one-time interim development impact fees (“IDIF”) at the applicable amounts/rates detailed below for each square foot of commercial development constructed for the project. If the project increases or decreases regarding the square footage constructed, the total IDIF amount will be adjusted accordingly at the applicable rate.

Additionally, subject to the review, verification, and approval of the Community Development Director, the applicant may be eligible for development impact fee credits for demolition of an existing permitted structure or structures. To be eligible for credits, prior to demolition, please make the credit request with James Nguyen at jnguyen@carsonca.gov in the Community Development Department. Awarded fee credits shall reduce the final development impact fee amount and are applied when development impact fees are due.

Final IDIF rates and amounts are calculated and due prior to issuance of the building permit(s). No building permit shall be issued prior to the full payment of the required IDIF amount, which payment shall be made in one lump sum installment. IDIF amounts/rates are subject to adjustment every July 1st based on State of California Construction Cost Index (Prior March to Current March Adjustment), per CMC Section 11500.

IDIF amounts/rates for commercial development have been set at \$6.60 per square foot for Fiscal Year 2025-26, effective July 1, 2025, through June 30, 2026. Based on these rates, the Developer would be responsible for payment of IDIF in the amount of \$6,765.00 for the proposed project, calculated as follows: 1,025 square feet X \$6.60 per square foot = \$6,765.00. However, if the IDIF for the project is not paid by the end of the 2025-26 fiscal year (i.e., by June 30, 2026), a new IDIF rate/amount will apply for the period of July 1, 2026, through June 30, 2027, and so on for subsequent fiscal year(s).

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

Pursuant to CMC Section 11503, Developer is hereby notified of the IDIF imposed on the project, as described and in the amount stated above. In accordance with Government Code Section 66020, Developer may protest the imposition of the IDIF on the project by complying with the requirements set forth in CMC 11900. Any such protest shall be filed within ninety (90) days after the effective date of the City’s approval/conditional approval of the project.

If you have any questions or comments regarding this notice, please contact James Nguyen at jnguyen@carsonca.gov or (310) 952-1700 ext. 1310.

2. If a building permit for Minor Conditional Use Permit (mCUP) No. 08-25 and Site Plan and Design Review (DOR) No. 15-25 is not issued within two years of their effective date, said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
3. 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 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.

4. Developer shall submit a complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
5. Developer shall comply with all city, county, state and federal regulations applicable to this project.
6. Any substantial project revisions will require review and approval by the Planning Division with concurrence of the City Manager. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
7. A modification of these conditions, 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 9412.10 of the Zoning Ordinance.
8. 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 Director, Planning Commission or City Council, as may be applicable; provided the Developer has been given written notice to cease such violation and has failed to do so for a period of thirty days.
9. Precedence of Conditions. If any of these Conditions of Approval alter a commitment made by the Developer in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.
10. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
11. Indemnification. The applicant, property owner, and tenant(s), for themselves and their successors in interest ("Indemnitors"), agree to defend, indemnify and hold harmless the City of Carson, its agents, officers and employees, and each of them ("Indemnitees") from and against any and all claims, liabilities, damages, losses, costs, fees, expenses, penalties, errors, omissions, forfeitures, actions, and proceedings (collectively, "Claims") against Indemnitees to attack, set aside, void, or annul any of the project entitlements or approvals that are the subject of these conditions, and any Claims against Indemnitees which are in any way related to Indemnitees' review of or decision upon the project that is the subject of these conditions (including without limitation any Claims related to any finding, determination, or claim of exemption made by Indemnitees pursuant to the requirements of the California Environmental Quality Act), and any Claims against Indemnitees which are in any way related to any damage or harm to people or property, real or personal, arising from Indemnitors' operations or any of the project entitlements or approvals that are the subject of these conditions. The City will promptly notify Indemnitors of any such claim, action or proceeding against Indemnitees, and, at the option of the City, Indemnitors shall either undertake the defense of the matter or pay Indemnitees' associated legal costs or shall advance funds assessed by the City to pay for the defense of the matter by the City Attorney. In the event the City opts for Indemnitors to undertake defense of the matter, the City will cooperate reasonably in the defense, but retains the right to settle or abandon the matter without Indemnitors' consent. Indemnitors shall provide a deposit to the City in the amount of 100% of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorneys' fees, and shall make additional deposits as requested by the City to keep the deposit at such level. If Indemnitors fail to provide or maintain the deposit, Indemnitees may abandon the action and Indemnitors shall pay all costs resulting therefrom and Indemnitees shall have no liability to Indemnitors.

II. Planning

1. Additional Documentation Requirements

Prior to the issuance of the associated permit indicated below, the following documentation must be submitted and approved in accordance with the City Zoning Code.

Required Document	Approval Requirement	Prior to Permit Type	Citation
Exterior Lighting Plan	Must comply with Part 3-A, Division 4	Building Permit	CMC 9313.4
Arborist Report	Must include all existing and proposed trees per Part 3-A, Division 3	Grading/Demolition Permit	CMC 9313.6
MWELO Landscape Documentation Package	Landscape Permit Application must be submitted and approved	Grading Permit	CMC 9313.8
Signage Plan	Business Sign Application must be submitted and approved	Building Permit	CMC 9136.7

2. Drive-Through Requirements

All drive-through facilities must comply with Part 3-B, Division 29. These requirements must be included in plans for **Planning Division review and approval** before a Building Permit is issued and must be verified upon Final Planning Inspection.

Requirement	Standard	Citation
Trash Receptacles	Provide a detail of proposed trash receptacles. Design shall be approved by Planning Division.	CMC 9415.2
Patron Activity Noticing	Required patron notice signage must be included in the Final Signage Plan.	CMC 93129.3.H

3. Trash Enclosure Requirements

Trash enclosures must meet the following standards as outlined in Part 3-A, Division 1. These requirements must be included in plans for **Planning Division review and approval** before a Building Permit is issued and must be verified upon Final Planning Inspection.

Requirement	Standard	Citation
Container Requirements	Enclosure must provide space for refuse, organics, and recycling containers.	CMC 9311.6.B
Enclosure Features	Final plans must include lighting, ventilation, and sanitary drain details.	CMC 9311.6.G.3.d

4. Equipment Screening Requirements

Screening for rooftop or outdoor equipment must comply with Part 3-A, Division 2 and be included in the

plans for **Planning Division review and approval** before a Building Permit is issued.

Requirement	Standard	Citation
Screening Height	Screening must be at least as tall as the tallest installed equipment.	CMC 9311.7.B.1.b

5. Landscaping Requirements

All landscaping must comply with Part 3-A, Divisions 3. These requirements must be included in the plans for **Planning Division review and approval** before a Grading or Demolition Permit is issued and verified upon Final Planning Inspection.

Requirement	Standard	Citation
Tree Protection	Retained trees must be protected per cited code and arborist recommendations.	CMC 9313.6.A
Tree Removal	Arborist approval required; removed trees must be replaced at a 1:1 ratio.	CMC 9313.6.C

6. Lighting Requirements

All lighting must comply with Part 3-A, Division 4. Plans must be reviewed and approved by the **Planning Division** before a Building Permit is issued and verified upon Final Planning Inspection.

Requirement	Standard	Citation
Parking Area Lighting	Must provide at least 0.5 foot-candle and no more than 3.0 foot-candles during hours of use.	CMC 9316.6.O
Vegetation Consideration	Lighting design must account for vegetation growth to avoid obstruction.	CMC 9316.6.O.a
Light Containment	Artificial lighting must not cast direct rays beyond the parking lot.	CMC 9316.6.O.b

- Noise Compliance. The project must comply with all applicable noise requirements as outlined in Part 3-A, Division 5. Specific noise limits and mitigation measures should be included in plans and may be enforced throughout the project timeline.
- There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division.
- Graffiti shall be removed from all areas within twenty-four (24) hours of written notification by the City of Carson, including graffiti found on perimeter walls and fences. 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 modification (i.e. fencing, landscaping, chemical treatment, etc.).
- The proposed project site shall be maintained free of debris, litter, and inoperable vehicles at all times. The subject property shall be maintained to present an attractive appearance to the satisfaction of the Planning Division.

11. Landscaping must comply with all provisions of the Zoning Ordinance, including MWELO Water Efficient Landscaping requirements
 12. 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
 13. Installation of 6" x 6" concrete curbs are required around all landscaped planter areas, except for areas determined by National Pollutant Discharge Elimination System (NPDES) permit or other applicable condition of approval that requires certain landscaped areas to remain clear of concrete curbs for more efficient storm water runoff flow and percolation. Revised landscaping and irrigation plans shall be reviewed and approved by the Planning Division should subsequent modifications be required by other concerned agencies regarding the removal of concrete curbs.
 14. The proposed irrigation system shall include best water conservation practices.
 15. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
 16. All existing landscaping to be retained shall be refurbished so that it will complement new on-site landscape areas.
 17. All driveways shall remain clear. No encroachment into driveways shall be permitted
 18. The new parking area shall be paved and striped with a parking configuration that complies with ADA, Fire, and Traffic Engineering standards.
 19. All areas used for movement, parking, loading, or storage of vehicles shall be shall be provided in accordance with Part 3-A, Division 7 of the Zoning Ordinance.
 20. Trash collection from the project site shall comply with the requirements of the City's trash collection company. A will serve letter shall be submitted from Water Resources prior to issuance of a building permit.
 21. Trash enclosure shall be kept clean and free of excessive odor.
 22. Developer shall remove, at its own expense, any obstructions within the utility easements that would interfere with the use for which the easements are intended
 23. Any aboveground utility cabinet or equipment cabinet shall be screened from the public right-of-way by a decorative block wall or landscaping, to the satisfaction of the Planning Division.
 24. All applicable utility will-serve letters must be submitted prior to issuance of a building permit.
 25. Prior to issuance of Building Permits, all existing pole signs shall be removed. New signs shall comply with the following section: [Chapter 6](#).
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III. Building and Safety

1. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
2. Plans prepared in compliance with the current Building Code shall be submitted to Building Division for review prior permit issuance.
3. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
4. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.

5. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
6. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
 - a) Observation of cleared areas and benches prepared to receive fill;
 - b) Observation of the removal of all unsuitable soils and other materials;
 - c) The approval of soils to be used as fill material;
 - d) Inspection of compaction and placement of fill;
 - e) The testing of compacted fills; and
 - f) The inspection of review of drainage devices.
7. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by other soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the City, a new Preliminary Soils and/or Geotechnical Investigation.
8. A soil gas investigation to identify the concentration and pressure of methane gas in the subsurface is required if any of the following situations apply:
 - a. The development is within 300 feet of an active, idle, orphaned or abandoned oil and gas well. (Oil and Gas Wells can be found here: <https://www.conservation.ca.gov/calgem/Pages/WellFinder.aspx>)
 - b. The development is within 1,000 feet of a current or historical landfill (Landfill locations can be found here: <https://egis-lacounty.hub.arcgis.com/datasets/lacounty::methane-producing-landfills/explore?location=33.821256%2C-118.214832%2C11.95>)
9. A grading and drainage plan shall be approved prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
10. Stormwater Planning Program LID Plan Checklist (MS4-1 FORM) completed by Engineer of Record shall be copied on the first sheet of Building Plans and on the first sheet of Grading Plans. The form can be found at the following link <https://www.dropbox.com/scl/fi/up1jbcg2e9sv4i0t6vrp3/CARSON-LID-PLAN-CHECKLIST-MS4-1-FORM.pdf?rlkey=1y5bsf2iladt6mzv56ggyz7cj&dl=0>
11. All State of California disability access regulations for accessibility shall be complied with.
12. Approval is required from the Los Angeles County Health Department for restaurants.
13. The property shall be surveyed, and the boundaries marked by a land surveyor licensed by the State of California.
14. Foundation inspection will not be made until the excavation has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.
15. Separate application and plan review is required for Electrical plans.
16. Separate application and plan review is required for Mechanical plans.
17. Separate application and plan review is required for Plumbing plans.

18. Project shall comply with the CalGreen Non-Residential mandatory requirements.
 19. No form work or other construction materials will be permitted to encroach into adjacent property without written approval of the affected property owner.
 20. Demolition permit is required for any existing buildings which are to be demolished.
 21. Prior to the issuance of building permit, a written consent shall be obtained from the current easement holder(s) for any proposed development encroaching into existing easement(s).
 22. Separate permit is required for fire sprinklers.
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IV. Fire Department

1. Prior to issuance of permits, the proposed development shall obtain approval and comply with all Los Angeles County Fire Department requirements, including the Land Development Unit.
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V. Public Works - Engineering Services

1. The Developer shall submit an electronic copy of **approved** plans (*such as, Sewer, Street and/or Storm Drain Improvements, whichever applies*), to the City of Carson – Engineering Division, prior to issuance of permit by Engineering Division.
2. Any existing off-site improvements including sidewalks, driveway, curb and gutter etc., damaged during the construction shall be removed and reconstructed per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
3. A construction permit is required for any work to be done in the public right-of-way.
4. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of permit by Engineering Division.
5. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Division prior to issuance of permits.
6. Prior to approval of the project or issuance of any permits, a soils report and sewer area study shall be reviewed and approved. Building Permit issuance will not be granted until the required soils and sewer information have been received and found satisfactory. The developer shall comply with mitigation measures recommended in the approved soils and sewer area study.
7. The Developer shall comply with applicable LID requirements (*Carson Municipal Code 5809*) and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations to the satisfaction of Building and Safety.
8. The Developer shall submit improvement plans to the Engineering Division showing all the required improvements in the public right of way for review and approval of the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted.
 - a. All utility connections shall be shown on the plans and each building shall have its own utility connections.

9. Off-site improvements (*eg. driveways, sidewalk, parkway drains, trees, curb/gutter etc*) shown on the grading plans must provide a concurrent submittal to City of Carson Engineering Division. Off-site improvements shall be shown on a separate set of street improvement plans.
 10. 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.
 11. The Developer shall execute and provide to the City Engineer, a will serve letter from the utility companies.
 12. The developer shall construct new driveway approaches per City of Carson PW Standard Drawings and in compliance with the ADA requirements. Easement may be required to accommodate the construction of the driveway and meet the ADA requirement.
 13. Install striping and pavement legend per City of Carson PW Standard Drawings.
 14. Repair sidewalk property line to property line.
 15. Repair driveway approach along Avalon.
 16. Provide slurry seal on Avalon from property line to Property line.
 17. Developer shall pay for any fees applicable at the time of the approval of the projects.
 18. Drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved.
 - a. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.
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VI. Business License

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

1. Prior to issuance of permits, a traffic scoping agreement shall be submitted to and approved by the Traffic Engineer. The project shall further complete all traffic engineering and analysis required by the Traffic Engineer following review of the scoping agreement. Project shall be responsible for traffic operational and infrastructure improvements as recommended by the traffic analysis and/or required by the Traffic Engineer.
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VIII. LA County Public Works - Consolidated Sewer Maintenance District

1. Obstructing access to sewer facility is prohibited. No object which is difficult of removal shall be located over the sewer easement as to interfere with the ready access to sewer facilities. (Section 20.24.140).
2. Any damage to the sewer line shall be the responsibility of the contractor/owner. All grading and construction occurring over, and the vicinity of the existing sewer shall be performed in the presence of a County Inspector.

3. Access to sewer manhole within the property must be provided at all times.
4. Prior to issuance of a grading permit, plans shall be submitted that show the following:
 - a The limits of the sewer easement within the property line. A waiver and agreement are needed when object, which is difficult of removal, encroaches upon the easement.
 - b Stationing and Project Identification number for existing sewer line and manholes within the proposed project.
 - c Department of Public Works Consolidated Sewer Maintenance District (CSMD) signature block.
 - d Final Approval from CSMD.
 - e Cross section of all footings, if any, to be laid over sewer line.
 - f All objects within the sewer easements. Show the location of any concrete retaining wall, concrete ramp, and curb in relation to CSMD sewer lines, and show a cross-section if necessary.