

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 24-_____

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF CARSON FINDING A CEQA EXEMPTION
AND CONDITIONALLY APPROVING SITE PLAN AND
DESIGN REVIEW NO. 1957-24 TO CONSTRUCT A NEW
7,638 SF ANIMAL CLINIC AND ASSOCIATED SITE
IMPROVEMENTS.**

WHEREAS, on January 16, 2024, the Department of Community Development, Planning Division received an application from MLJ Resources (John Ramirez) for real property located at 16300 Figueroa Street (parcel number 6125-019-001 and 6125-019-007) and described in Exhibit “A” attached hereto, requesting approval of Site Plan and Design Review (DOR) No. 1957-24 to construct a new 7,638 square foot animal clinic and associated site improvements; and

WHEREAS, studies and investigations were made and a staff report with recommendations was submitted, and the Planning Commission, upon giving the required notice, did on the 11th of June, 2024, conduct a duly noticed public hearing as required by law to consider said Site Plan and Design Review application. Notice of the hearing was originally posted and mailed to property owners and properties within a 750-foot radius of the project site by May 29th, 2024; and

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The Planning Commission finds that the foregoing recitals are true and correct, and are incorporated herein by reference.

SECTION 2. With respect to the **Design Overlay Review No. 1957-24**, the Planning Commission finds as follows:

- a) The proposed project is consistent with the General Plan of the City of Carson. The project site has a General Plan Land Use designation of Light Industrial and the proposed building and associated improvements are compatible with uses in the surrounding area. There is no applicable specific plan for the area.
- b) The architecture and design of the proposed project are compatible with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces, and other features relative to a harmonious and attractive development of the area. The project features a modern design and conforms to the site development requirements of the Light Industrial zone.
- c) The project will provide for convenience and safety of circulation for pedestrians and vehicles. The proposed development will have adequate street access for pedestrians and vehicles, and

adequate capacity for parking and service. The subject project provides one vehicular driveway located on Figueroa Street. The proposed project is also creating 27 parking spaces, which meets the requirements of the Zoning Ordinance.

- d) No signage currently being proposed as part of the project. Any signage that may be proposed moving forward shall comply with applicable Carson Municipal Code provisions, and shall exhibit attractiveness, effectiveness and restraint in signing graphics and color.
- e) The proposed development will be completed in one phase.
- f) The proposed project meets the development standards required by the municipal code including setbacks, design, landscaping, and, as conditioned.

SECTION 3. The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, in- fill-development, which consists of environmentally benign in-fill projects which are consistent with local general plan and zoning requirements. A Notice of Exemption shall be filed with the County Clerk of the County of Los Angeles pursuant to the California Environmental Quality Act.

SECTION 5. The Planning Commission of the City of Carson, pursuant to the findings set forth above, does hereby approve Site Plan and Design Review No. 1957-24 for the development of a new 7,638 square foot animal clinic and associated site improvements, subject to the Conditions of Approval contained in Exhibit B attached hereto.

SECTION 6. This decision of the Planning Commission shall become effective and final 15 days after the date of the action unless an appeal is filed within that time in accordance with Section 9173.4 of the Zoning Ordinance.

SECTION 7. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

APPROVED and ADOPTED this 11th day of June 2024.

DIANNE THOMAS
INTERIM CHAIRPERSON

ATTEST:

LAURA GONZALEZ
PLANNING SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION

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

PARCEL 1:

THE NORTH 102 FEET OF LOTS 1 AND 2 OF TRACT NO. 2619, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 26 PAGE 99](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THE NORTHERLY 109.76 FEET OF LOT 3 OF TRACT NO. 2619, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 26 PAGE 99](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

[APN: 6125-019-001](#) AND [6125-019-007](#)

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

**EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1957-24**

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 \$6.03 per square foot for Fiscal Year 2023-24, effective July 1, 2023, through June 30, 2024. Based on these rates, the Developer would be responsible for payment of IDIF in the amount of \$46,057.14 for the proposed project, calculated as follows: 7,638 square feet X \$6.03 per square foot = \$46,057.14. However, if the IDIF for the project is not paid by the end of the 2023-24 fiscal year (i.e., by June 30, 2024), a new IDIF rate/amount will apply for the period of July 1, 2024, through June 30, 2025, (\$6.38 per square foot) based on the IDIF rate for Fiscal Year 2024-25, and so on for subsequent fiscal year(s). Payment of the IDIF of the project after June 30th would be a total of \$48,730.44.

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 Design Overlay Review No. 1957-24 is not issued within **two years** of its 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 two 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 Commission. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
 7. 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.
 8. 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 9173.1 of the Zoning Ordinance.
 9. 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 pursuant to Section 9172.28 of the Zoning Ordinance.
 10. 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.
 11. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits, and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
 12. Deposit Account. A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust deposit shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days and funds shall be deposited within 10 days of the request therefor, or work may cease on the Project.
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13. Indemnification. The applicant, owner(s), 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 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 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 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 in the amount of 100% of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney's fees, and shall make additional deposits as requested by the City to keep the deposit at such level. 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.

AESTHETICS

14. 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.
15. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
16. 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.).
17. 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.

LANDSCAPE/IRRIGATION

Before issuance of building permit

18. Landscaping shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
 19. 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.
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20. 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.
21. The proposed irrigation system shall include best water conservation practices.
22. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
23. Prior to Issuance of Building Permit, the applicant shall submit two sets of landscape and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division.

LIGHTING

24. Developer shall provide adequate lighting for the parking areas.
25. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9147.1 of the Zoning Ordinance.
26. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.

PARKING

27. All driveways shall remain clear. No encroachment into driveways shall be permitted.
28. The new parking area shall be incorporated and striped with a parking configuration that complies with ADA, Fire, and Traffic Engineering standards.
29. All areas used for movement, parking, loading, or storage of vehicles shall be paved, striped, and provided with wheel stops in accordance with Section 9162.0 of the Zoning Ordinance.

Pavement

30. A new parking lot shall be constructed in its entirety as part of the new development.

TRASH

31. Trash collection from the project site shall comply with the requirements of the City's trash collection company.
32. Trash enclosure shall be kept clean and free of excessive odor.

UTILITIES

33. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9146.8 of the Zoning Ordinance, unless otherwise provided for in these conditions.

Before Certificate of Occupancy

34. 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.
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35. 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.

BUILDING AND SAFETY DIVISION

36. Applicant shall submit development plans for plan check review and approval.

37. Developer shall obtain all appropriate building permits and an approved final inspection for the proposed project.

38. 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.

39. Plans prepared in compliance with the current Building Code shall be submitted to Building Division for review prior to permit issuance.

40. Applicable fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.

41. The building shall be addressed as 16300 Figueroa Street, and an application to assign unit numbers shall be filed with the City prior to plan check submittal.

42. 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.

43. Prior to the application of a building or grading permit, a preliminary Geotechnical report that specifically identifies and proposes mitigation measures for any soils or geological problems that may affect site stability or structural integrity shall be approved by the Building Official or his/her designee. The applicant shall submit and pay a separate review fee for the soils report prior submitting building and grading plans for review. Approval letter of the geotechnical report review shall be copied and pasted on the first sheet of building and grading plans.

44. 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>)

45. 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.

46. 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/up1jbcq2e9sv4i0t6vrp3/CARSON-LID-PLAN-CHECKLIST-MS4-1-FORM.pdf?rlkey=1y5bsf2iladt6mzv56qgyz7cj&dl=0>
 47. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
 48. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
 49. All State of California disability access regulations for accessibility shall be complied with.
 50. The subject property shall be surveyed, and the boundaries marked by a land surveyor licensed by the State of California.
 51. 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.
 52. Separate application and plan review is required for Electrical plans, Mechanical Plans, and Plumbing Plans.
 53. Plumbing fixtures shall be provided as required by the Chapter 4 of the California Plumbing Code, as adopted by the City. Additional fixtures may be required if not in compliance.
 54. Project shall comply with the CalGreen Non-Residential mandatory requirements.
 55. A separate building permit is required for the proposed perimeter fences.
 56. Fire-resistance rating requirements for exterior walls based on fire separation distance of 5 to 10 feet shall comply with Table 602 of the Building Code, as adopted by the City.
 57. 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).
 58. All fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
 59. Separate permit is required for Fire Sprinklers.
 60. The proposed site is a combination of lots; a parcel merger must be processed and approved pursuant to CMC 9207.28 or other applicable law prior to issuance of the building permit.
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FIRE DEPARTMENT

61. The proposed development shall obtain approval and comply with all Los Angeles County Fire Department requirements.

ENGINEERING SERVICES DEPARTMENT – CITY OF CARSON

62. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.

63. A construction permit is required for any work to be done in the public right-of-way.

64. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Division prior to issuance of permit by Engineering Division.

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

66. The Developer shall submit a copy of **approved** Grading plans on bond paper to the City of Carson – Engineering Division, prior to issuance of grading permits.

67. 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 the issuance of construction permits.

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

68. Drainage/Grading plan shall be submitted for approval of the Building and Safety Division. The Developer shall submit a **copy of approved** Drainage/Grading plans on bond paper to the City of Carson – Engineering Division.

69. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required.

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

71. 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.

72. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.

73. The Developer shall submit improvement plans to the Engineering Division showing

all the required improvements in the public right of way for review and approval of the City Engineer. A copy of the approved conditions of approval shall be attached to the plans when submitted. The following are required as a part of the project improvement plans. All utility connections shall be shown on the plans and each building shall have its own utility connections.

- a. Repair any broken or raised/sagged sidewalk, curb, and gutter within the public right of way along Figueroa Street abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
- b. Repair sidewalk along Figueroa St. abutting this proposed development per City of Carson PW Standard Drawing No. 115
- c. Fill in any missing sidewalk within the public right of way along Figueroa Street abutting this proposed development.
- d. The Developer shall modify existing driveways within the public right of way along Figueroa Street abutting this proposed development per City of Carson PW Standard Drawings and to comply with the ADA requirements, to the satisfaction of the City Engineer.
- e. Plant approved parkway trees on locations where trees in the public right of way along Figueroa Street abutting this proposed development are missing per City of Carson PW Standard Drawings Nos. 117, 132, 133 and 134.
- f. Install striping and pavement legend per City of Carson PW Standard Drawings.
- g. Paint Curbs Red along Figueroa Street within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
- h. Make sewer Main Improvements (if any) along Figueroa Street as determined by the aforementioned sewer area study.
- i. Make storm Drain Improvements (if any) along Figueroa Street as determined by the aforementioned requirement.

74. Off-site improvements (*e.g., driveways, sidewalk, parkway drains, trees, curb/gutter etc.*) shown on the grading plans must provide a concurrent submittal to City of Carson Engineering Division. Off-site improvements shall be shown on a separate set of street improvement plans. Prior to issuance of Grading permit, Developer shall obtain clearance from City of Carson Engineering Division.

75. Pursuant to CMC 9161.4, all existing overhead utility lines 12 kilovolts and less along Figueroa Street, including telecommunication lines, abutting this proposed development shall be undergrounded to the satisfaction of the City Engineer. At the City Engineer's discretion, the City may accept an in-lieu fee in an amount determined by the City Engineer to be sufficient to cover the costs of such undergrounding provided the applicant deposits the full amount of the deposit of the in-lieu fee before issuance of Building Permits. Alternatively, an undergrounding estimate may be prepared by Southern California Edison and submitted to the City Engineer for his consideration.

Prior to issuance of Certificate of Occupancy, the proposed development is subject to the following:

76. 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.
77. The Developer shall execute and provide to the City Engineer, a written statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water service will be provided to each building.
 - a. Comply with mitigation measures recommended by the water purveyor.
78. The Developer shall construct and guarantee the construction of all required and previously approved Street Improvements to the satisfaction of the City of Carson Public Works Inspector and the City Engineer.
79. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the hydrology study, subject to the approval of the City Engineer.
80. All new utility lines servicing the proposed development shall be underground to the satisfaction of the City Engineer.
81. Comply with any additional requirements, if any, as means of mitigating any traffic impacts as identified in the traffic study approved by the City Traffic Engineer.
82. 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.
83. Streets abutting the development shall be slurry sealed from curb-to-curb or from median-to-curb when medians are existing or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS). Developer may pay a fee in-lieu of application of Slurry Seal. (\$0.45 per square foot \$1,350.00 minimum fee for first location up to 3,000 square feet)
84. 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.

BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

85. 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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