

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

**Development and Site Plan Review 00010-24
State Residential Density Bonus Application RDB-00001-24
Vesting Tentative Tract Map 00002-24
Addendum to Carson 2040 General Plan Update EIR**

General Conditions

1. Prior to Building and Safety plan check submittal and prior to issuance of building permits, the Applicant shall submit a complete set of electronic Construction Drawings that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division.
2. The applicant, property owner, and tenant(s), and their successor(s)-in-interest (“Developer”), shall comply with all General Plan EIR Mitigation Measures, Project Design Features, and Project Characteristics as described in the EIR Addendum. For the avoidance of doubt, with respect to the historic resources assessment referenced in General Plan EIR Mitigation Measure MM-CUL-1 and the archaeological resources assessment referenced in General Plan EIR Mitigation Measure MM-CUL-2, such assessments, to the extent not already completed, shall be completed prior to issuance of any grading, demolition or building permits.
3. The Developer shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission and these Conditions of Approval. All plans shall be consistent with all project approvals.
4. **City Approvals.** All approvals by City, with respect to the Project and/or the Conditions of Approval set forth herein, unless otherwise specified, shall be acknowledged by the department head of the department or agency requiring the applicable 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 Applicant shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to the Reimbursement Agreement, between the City and 21140 Avalon, LLC, dated September 1, 2024 (as amended or modified from time to time, the “Reimbursement Agreement”).
5. **Reimbursement Agreement.** A trust deposit account shall be established and maintained pursuant to the Reimbursement Agreement.
6. **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, elected and appointed 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 with respect to the project entitlements or approvals that are the subject of these Conditions of Approval, 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 of Approval (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), or that of other local or State Agencies, 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' construction or operation of the Project, or to any of the Project entitlements, permits or other approvals that are the subject of these Conditions of the Approval, including but not limited to the Site Plan and Design Review, Density Bonus Application, and Vesting Tentative Tract Map. Indemnitors shall provide a deposit to the City in the amount of 100% of the City's estimate, in its sole discretion, of the costs of any and all anticipated work performed on the matter by the City's attorneys and the City's other costs of litigation of the matter. City retains the right to settle or abandon the matter as to City without Indemnitors' consent. Claims asserted, 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.

7. Submit development plans for plan check review and approval prior to issuance of permits.
8. Obtain all appropriate permits and an approved final inspection for the proposed Project.
9. The adopted Conditions of Approval contained herein, and the 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.
10. Prior to recordation of the Final map, the Applicant shall submit the approved vesting tentative map and a proposed final map for review and approval, prior to final map recordation, by the City of Carson, the Los Angeles County Department of Public Works (LADPW), the Los Angeles County Fire Department, the Los Angeles County Sanitation District, and any other agencies required by the City Engineer, for compliance with these Conditions, the City's Municipal Code, the Subdivision Map Act, and other applicable laws and regulations, and requirements. All plans shall be consistent with all project approvals.
11. The Developer shall comply with all City, county, state, and federal regulations applicable to the Project.
12. Prior to Building and Safety plan check submittal and prior to issuance of building permits, the applicant shall submit an updated title report. If, based on the City's review of the title report, there are any easements acquired by the public at large for access through or use of the Property, the Developer shall modify the Project plans to ensure the Project

will not conflict with such easements as necessary to comply with Government Code Section 66474(g).

Special Conditions

13. **Avalon Street Improvements Reimbursement.** Prior to issuance of any building permits, the Developer shall reimburse the developer of the Imperial Avalon Specific Plan for 21207 South Avalon Blvd, for 50% of the estimated costs of the new traffic signal on Avalon Blvd. between the I-405 interchange and 213th Street (which costs shall have been approved by the City's Director of Public Works). If deemed necessary by the Director to satisfy any reimbursement obligation attributable to the City pursuant to Section 3.10 of the Imperial Avalon Specific Plan Development Agreement, then upon request of the Director, the Developer shall remit the reimbursement payment to the City for subsequent transmittal by the City to the developer of the Imperial Avalon Specific Plan, as the intent of this condition is to refer to reimbursement of the same costs that are referenced as eligible for reimbursement by the City to the developer of the Imperial Avalon Specific Plan in said Development Agreement Section 3.10.
14. **Avalon Street Improvements.** Prior to issuance of any building permits, the Applicant shall submit plans to the City's Director of Public Works for any added signalization necessary to accommodate the turning lanes from the Project onto Avalon Blvd, if required by the Director of Public Works based on a signal warrant study. The added signalization shall be in addition to the Avalon Street Improvements Reimbursement (i.e., the condition above) and shall be completed prior to issuance of any Certificates of Occupancy for the Project.
15. **Project Amenities.** The Developer shall add at least four of the following recreational amenities to its proposed Common Open Space areas, for the for-sale townhouse component of the project (i.e., located on the parcel on which the project townhouses will be constructed) subject to approval from the Community Development Director: Dog Park, Playground, Bocce Court, Ping Pong Tables, Putting Green, Shaded Seating Areas, Community Garden, Butterfly Pollination Station, or amenities as may otherwise be approved by the Community Development Director. At least one additional of these amenities shall be within the affordable component of the project (i.e., located on the parcel on which the affordable units will be constructed)
16. **Site Plan Substantial Conformance.** The final Construction Documents shall comply with the provisions and requirements of the final approved Site Plan; provided, however, that variances within substantial conformance of final approved Site Plan shall be permitted subject to approval of the Community Development Director.
17. **Dust Control.** The Developer shall ensure that the fugitive dust control program is implemented during construction. The program shall be depicted on the construction drawings/grading plans and the contractor shall be responsible for implementation.
18. **Balconies:** Any balconies proposed by the project shall be no more than 6 feet in depth.
19. **Permit and Occupancy Timing:** All building permits for the affordable units shall be issued concurrently with, or prior to, issuance of building permits for the market-rate units, and the affordable units shall be constructed concurrently with, or prior to, construction of

the market-rate units. Certificates of occupancy permits for the affordable units shall be approved concurrently with, or prior to, approval of certificates of occupancy for the market rate units.

20. **Affordable Housing Covenant:** The Developer shall record an affordable housing covenant on the parcel on which the affordable units will be constructed. The covenant shall be recorded prior to final map approval or prior to issuance of a building permit for any structure in the housing development, whichever comes first. The covenant shall run with the land and bind future owners and successors in interest. Pursuant to Government Code Section 65915(c), the covenant shall ensure the continued affordability of all 32 very low-income rental units on the Property for 55 years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program.
21. **Density Bonus Agreement:** Pursuant to CMC 9413, the Applicant shall enter into a density bonus housing agreement with the City. The density bonus housing agreement shall be recorded as a restriction on the parcel on which the affordable units will be constructed prior to final map approval or prior to issuance of a building permit for any structure in the housing development, whichever comes first. The density bonus housing agreement shall run with the land and bind future owners and successors in interest. The terms of the draft agreement shall be reviewed and revised as appropriate by the Community Development Director. Pursuant to Government Code Section 65915(c), the recorded agreement shall ensure the continued affordability of all 32 very low-income rental units on the Property for 55 years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program. The agreement shall specify that the units must at all times be leased or occupied by qualified very-low-income households. The applicant shall be responsible to locate and qualify tenants which meet the affordable housing restrictions. The agreement shall be signed by the applicant, the property owner (if other than the applicant), and the City as parties. Any loans on the Property must be subordinated to the agreement in a form acceptable to the City Attorney. The agreement shall include such other terms and conditions as reasonably required by the City Attorney. The City will monitor the occupancy of the restricted units during the affordability period at applicant's (or its successor's) cost.
22. **Phasing:** Project phasing shall require the submittal of a Phasing Plan to the Community Development Director for review and approval.
23. **Architectural Façade Enhancements for Townhouse Product B:** Prior to Building and Safety plan check submittal and prior to issuance of building permits, the Developer shall submit plans demonstrating enhanced architectural design for Townhome Product B in order to establish stronger consistency with townhome Products C and D. The architectural enhancement shall include at least one of the following: façade materials such as siding, stone, or brick, and/or window treatments, and/or other architectural treatment(s), subject to the review and approval of the Community Development Director. Such enhancements must be incorporated on all four sides of the building.
24. **Automobile Parking Lot Design Standards Waiver.** In regards to the Density Bonus application waiver of automobile parking lot design standards in CMC Section 9162.51

and 9162.52 to the extent they would apply and would physically preclude the construction of the Project as designed (i.e., substantially in conformance with the approved site plan), the Community Development Director shall review applicability of each of the automobile parking lot design standards in CMC Section 9162.51 and 9162.52, and, to the extent the Director determines each such standard is applicable and would physically preclude construction of the project as designed, shall confirm applicability of the waiver to such standard to the extent necessary to physically accommodate the Project as designed; provided, however, that if the Director finds that granting any such waiver would result in quantifiable adverse public health and safety effects based on objective public health standards, or that denial of such individualized waiver is otherwise authorized by applicant law, the Director may deny such waiver.

25. 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 or approvals are assigned (“Developer”) shall be responsible for payment of one-time interim development impact fees (“IDIF”) at the applicable rate detailed below for each unit of market rate residential units constructed for the project. If the project increases or decreases in regard to the number of units constructed, including mix of affordable and market rate units, the total IDIF amount will be adjusted accordingly at the applicable rate.

Per CMC 11504, the IDIF shall be paid prior to issuance of the building permit(s), and the applicable IDIF rate (detailed below) shall be that in effect at the time of such payment, unless the timing or requirements of payment is modified by applicable State law. 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 residential development (all other) have been set at \$20,440.77 per unit for Fiscal Year 2024-25, effective July 1, 2024, through June 30, 2025. Based on these rates, the Developer would be responsible for payment of IDIF in the amount of \$5,784,737.91 for the proposed project, calculated as follows: 283 Market Rate Residential Units (All Other) X \$20,440.77 per unit = \$5,784,737.91. The 32 residential units designated as deed-restricted affordable units are exempted from IDIF. However, if the IDIF for the project is not paid in 2024-25 fiscal year (i.e., by June 30, 2025), a new IDIF rate/amount will apply for the period of July 1, 2025, through June 30, 2026, based on the IDIF rate for Fiscal Year 2025-26, and so on for subsequent fiscal year(s). Fiscal Year 2025-2026 IDIF rates have not yet been determined.

Additionally, prior to demolition, subject to the review, verification, and approval of the Community Development Director, the Developer may be eligible for IDIF credits for demolition of an existing permitted structure or structures. Awarded fee credits shall reduce the final IDIF amount and are applied when development impact fees are due.

To understand the requirements in more detail, please visit the City’s IDIF webpage at: <https://ci.carson.ca.us/communitydevelopment/IDIFProgram.aspx> and/or contact James Nguyen at jnguyen@carsonca.gov or 310-952-1700 ext. 1310.

Landscape/Irrigation

26. Landscaping shall conform to all City codes regarding water conservation and the proposed irrigation system shall include best water conservation practices.
27. Prior to issuance of any building permits, the Applicant shall provide onsite landscape plans to the Planning Division for review and approval for all areas of the site.
28. Installation, maintenance, and repair of all onsite landscaping shall be the responsibility of the Developer.
29. Landscaping shall be provided with a permanently installed, automatic irrigation system and operated by an electronically-timed controller station set for early morning or late evening irrigation.
30. Installation of 6" high 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 as deemed necessary by the City Engineer. 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.
31. Backflows shall be screened with min. 5' wide planters and landscape screen material, with plant material per the Specific Plan. Paint device green color similar to Frazee, aeroplate 'Forest Green' or equal. Transformers shall be screened with shrubs and ground covers.
32. The project shall comply with AB 325, the State Model Water Efficient Landscape Ordinance. Maximum Applied Water Allowance, MAWA, and Estimated Applied Water Use shall be calculated and submitted on all landscape construction documents.
33. Show corner sight line distances on the landscape plan per Engineering Department Standard Drawings.

Walls/Fences

34. Walls shall be limited to eleven 11 feet in height.
35. Prior to the issuance of any building permits, the Applicant shall submit a Wall and Fence Plan to the Planning Division for review and approval.
36. All walls shall include graffiti-resistant coating.

Lighting

37. Two sets of onsite lighting plans are to be drawn, stamped, and signed by a licensed lighting consultant or an electrical engineer and submitted and approved by the Planning Division prior to the issuance of building permits.

38. All lighting within the project shall be directed on-site in such a manner as to not create a nuisance or hazard to adjacent streets and properties, which shall be subject to the approval of the Planning Division.

Signage

39. Prior to issuance of any building permits, the Applicant shall submit a Comprehensive Sign Program for the Project to the Planning Division.

40. Prior to issuance of any building permits, the Applicant shall provide plans to the Planning Division for approval of entry monument signage consistent with the Comprehensive Sign Program.

41. Prior to issuance of building permits, the Applicant shall provide plans to the Planning Division for approval of directional/wayfinding signage consistent with the Comprehensive Sign Program.

Parking

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

43. 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 as otherwise recommended by a licensed soils engineer); or

b. Other surfacing material which, in the opinion of the Director of Public Works, provides equivalent life, service and appearance.

Trash

44. Trash collection shall comply with the requirements of the City's trash hauler. If common trash collection is not used and instead individual trash bins are provided to each unit, prior to issuance of building permits, plans shall be submitted to the City and approved to ensure there are areas either outside (not in common areas) or in the garage for all required trash bins required by the trash hauler.

Reciprocal Easement Agreement

45. Before issuance of Building Permits, a reciprocal easement agreement (REA) shall be recorded against the townhome parcel.

46. REA must state it is effective immediately upon recordation, City is a third-party beneficiary, and the REA cannot be amended or terminated without the written consent of the City.

47. REA shall be reviewed and approved in writing by the City prior to recordation.

Covenants, Conditions and Restrictions (CC&Rs)

48. CC&Rs for the townhomes shall be submitted to the Planning Division for review and approval before issuance of building permits or the approval of the final map, whichever comes first. CC&Rs shall include, to the extent feasible as determined by the applicant, a shared parking arrangement whereby up to 16 parking spaces on the townhome parcel may be made available to residents of the affordable units. However, no spaces on the affordable unit's parcel shall be available to residents of the townhome parcel.
49. CC&Rs shall be executed by the property owner, not the HOA.

Fire Department

50. The proposed development for the project shall obtain approval from the Los Angeles County Fire Department and comply with all Los Angeles County Fire Department requirements prior to the issuance of any permits.

Building and Safety

51. 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.
52. Plans prepared in compliance with the current Building Code shall be submitted to Building Division for review prior to permit issuance.
53. Applicable schools Developmental Fees shall be paid to School District prior to the issuance of the building permit.
54. Applicable fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
55. The project address for plan submittal purposes shall be designated as 21140 Avalon Blvd., and an application to assign unit numbers shall be filed with the City prior to plan check submittal.
56. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
57. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided with the Final Map.
58. The Developer 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.
59. 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.

60. Prior to issuance 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. The approval letter of the geotechnical report review shall be copied and pasted on the first sheet of building and grading plans.

61. A Hydrology Study shall be reviewed with the grading plan review. The Hydrology Study shall specifically indicate the existing and proposed conditions of the development to determine the impact to stormwater runoff generated and leaving the site.

62. A soil gas investigation to identify the concentration and pressure of methane gas in the subsurface is required, and a methane mitigation plan shall be submitted and approved prior to building permit issuance 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>)

63. A grading and drainage plan shall be approved prior to issuance of any 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.

64. 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=1y5bsf2iladt6mzv56qgyz7cj&dl=0>

65. Prior to the issuance of grading permit, an approval from the Los Angeles County Flood Control District is required for the proposed connection to the storm drain below 213th Street.
66. Fire-resistance rating requirements for exterior walls and maximum area of exterior wall openings and degree of open protection based on fire separation distance of 0 to 5 feet among duplex or triplex affordable dwelling buildings shall comply with Table R302.1(1) or with Table R302.1(2) as applicable.
67. Back-to-back dwelling units or labeled as “B2B” units which do not have a yard or public way on more than 1 side, do not meet the code definition of “Townhouses” of R-3 Occupancy, and shall not be considered as such. Instead, they shall be designed as multifamily dwellings of R-2 Occupancy classification per the Building Code and be subject to the applicable requirements for that occupancy.
68. Row-town buildings which do not meet the requirements the townhouses Common (or Double) Wall provisions, having a continuous wall separation between units from the foundation to the roof, per Section R302.2 of the Residential Code do not meet the code definition of “Townhouses” of R-3 Occupancy, and shall not be considered as such. Instead, they shall be designed as multifamily dwellings of R-2 Occupancy classification per the Building Code and be subject to the applicable requirements for that occupancy.
69. All State of California disability access regulations for accessibility and adaptability shall be complied with.
70. The ground floor (or primary entry floor) of covered multi-story dwelling units with no elevator which do not have living space to support a living room, bedroom, kitchen, or powder/bathroom shall not be used to satisfy the 10% requirements per Section 1102A.3.1 of the Building Code.
71. Project shall comply with the CalGreen Residential mandatory requirements.
72. The surface parking facility with assigned parking spaces serving affordable dwelling units shall provide EV Ready spaces with receptacles per Item 1 under Section 4.106.4.2.2 of the CalGreen Code. Careful planning should be given in determining the locations where the receptacles will be placed.
73. The surface parking facility with common use or unassigned parking spaces serving affordable dwelling units shall provide at least one EV charging station for all residents to use and shall meet accessibility requirements per Item 2 under Section 4.106.4.2.2 and Section 4.106.4.2.2.1 of the CalGreen Code. Note that this common EVCS along with its required accessible features may result in reduction of available parking spaces.
74. The surface parking facility with unassigned or guest parking spaces serving common use facilities shall provide at least one EV charging station for all residents or guests to use and shall meet accessibility requirements per Item 2 under Section 4.106.4.2.2 and Section 4.106.4.2.2.1 of the CalGreen Code. Note that this common EVCS along with its required accessible features may result in reduction of available parking spaces.
75. Approval is required from the Los Angeles County Health Department for public spas, wading pools, and swimming pools.
76. The property shall be surveyed, and the boundaries marked by a land surveyor licensed by the State of California.

77. 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.
78. Separate application and plan review is required for Electrical plans.
79. Separate application and plan review is required for Mechanical plans.
80. Separate application and plan review is required for Plumbing plans.
81. No form work or other construction materials will be permitted to encroach into adjacent property without written approval of the affected property owner.
82. Demolition permit is required for any existing buildings which are to be demolished.
83. Prior to the issuance of building permit, the City Engineer may require the Developer to obtain a written consent from the current easement holder(s) for any proposed development encroaching into existing easement(s).
84. 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 indicating this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
85. Separate permit is required for Fire Sprinklers.
86. Building permits shall not be issued until the final map has been prepared and submitted for plan check to the satisfaction of the Building Official.
87. A reciprocal easement for drainage or stormwater management facilities shall be provided for the two properties sharing drainage connection(s) to the public way. Services to each property shall be underground and shall be located in a trench within this easement.

Engineering

General

88. 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.
89. Public utility easements shall be provided in the locations as required by all utility companies with easements free and clear of obstructions if such obstructions would interfere with the use for which the easement is intended.
90. The applicant shall remove at his/her own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.
91. The applicant shall modify the development plan as necessary to avoid design or improvements conflicting with existing public easements.
92. A construction permit is required for any work to be done in the public right-of-way.
93. 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.

94. Proof of Worker's Compensation and Liability Insurance to the satisfaction of the City's Risk Manager shall be submitted to the City prior to issuance of permit by Engineering Division or any grading or building permits.
95. 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.
96. 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 Building Permits

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

97. 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.
98. 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.
99. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency, or entity.
100. Developer shall dedicate additional right-of-way abutting the development along Avalon Blvd for a dedicated Bike Lane per the Carson General Plan and as specified by the City Traffic Engineer. Any such dedication shall be limited to the landscaped area between the proposed walls of the Project and the public right-of-way curb, thus reducing the landscaped buffer between Avalon Blvd and any Project walls and fences but explicitly not impacting any proposed Project buildings. To the extent feasible, as determined by the Traffic Engineer, the landscape buffer shall not be reduced to less than 3 feet in width. Developer shall prepare legal description for required dedication, for review and approval of the City Engineer and Recordation with County Recorder's Office. All documents shall be approved and ready for recordation prior to issuance of Building Permits or recordation of the map, whichever comes first.
101. 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.

The following are required as a part of the project's improvement plans.

- Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Avalon Blvd. and 213th Street abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
- Remove and replace any broken/damaged driveway approach within the public right of way along Avalon Blvd. and 213th Street abutting this proposed

development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.

- Remove unused driveway approach if any, within the public right of way along Avalon Blvd. and 213 Street abutting this proposed development and replace it with full height curb and gutter and sidewalk per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
- The Developer shall modify existing driveways within the public right of way along Avalon Blvd and 213th Street abutting this proposed development per City of Carson PW Standard Drawings to comply with the ADA requirements and to the satisfaction of the City Engineer.
- Install irrigation system for the purpose of maintaining the parkway trees to be planted within the public right of way along 213th Street abutting this proposed development.
- Install striping and pavement legend per City of Carson PW Standard Drawings.
- 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).

102. 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.

103. All traffic modifications including any median modification required by the City Traffic Engineer shall be shown on a separate street improvement plan. The plan shall also include land dedications for new Bike lanes, per Condition of Approval No. 99.

104. Traffic modifications provided for in the traffic study shall be included on the Civil Plans.

105. Any improvement in the public right-of-way abutting the proposed development that is not ADA-complaint must be brought up to current standards.

106. Any traffic signals modifications or improvements or additional traffic signal warranted by a signal warrant analysis, including without limitation the improvements required pursuant to Condition No. 14 of these Conditions of Approval, requires prior approval by the City Traffic Engineer.

Prior to issuance of Certificate of Occupancy

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

107. Final Map shall be recorded.

108. 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.

109. 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.

110. Comply with mitigation measures recommended by the water purveyor.

111. 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.
112. 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.
113. All new utility lines servicing the proposed development shall be underground to the satisfaction of the City Engineer.
114. 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.
115. 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 disability access for this development to the satisfaction of the City Engineer and/or appropriate agency or entity determined by the City Engineer.
116. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of Certificate of Occupancy.

Final Map

117. Submit the Final Map for review and approval prior to recordation. Submittals are to be made to the Los Angeles County Fire Department and the City of Carson.
118. Label the driveway "Private Driveway and Fire Lane" on the Final Map and clearly depict the required Fire Department width as approved per the tentative map review.
119. Prior to building permit issuance, verification for compliance will be performed during the fire prevention engineering plan check unit architectural plan review.
120. The final map must be approved by the City of Carson's designated geotechnical expert to assure that all geotechnical requirements have been properly depicted.
121. A final guarantee will be required at the time of the filing of the final map with the Registrar-Recorder/County Clerk's office.