



CARSON PLANNING COMMISSION STAFF REPORT

DATE: June 10, 2025
FROM: McKina Alexander, Acting Planning Manager
BY: Aaron Whiting, Associate Planner
SUBJECT: Tentative Parcel Map (TPM) Case No. 02-24 for TPM 84421

PROJECT/APPLICANT INFORMATION

Project Summary: A request for approval of a Tentative Parcel Map (TPM) to subdivide a 592,546 sq. ft. parcel into two legal parcels.
Project Location: 100 W. Alondra Blvd., APN 6125-017-800 (112 W. Alondra Boulevard and 219 W. Gardena Boulevard)
Zoning: Manufacturing, Light - Design Overlay (ML-D)
Project Applicant: Link Logistics Real Estate
Project Owner: B8 Alondra Industrial Owner, LLC

I. OVERVIEW

A. Introduction/Background

Section 9203.16 of the Carson Municipal Code (CMC) stipulates that tentative maps shall be processed and approved in accordance with the terms and provisions of the Subdivision Map Act and the CMC. The Advisory Agency shall hold a public hearing on every application for a tentative map other than minor lot line adjustments not significantly affecting the property rights of persons other than the applicant.

In 2022, the Planning Commission approved Site Plan and Design Review (DOR) No. 1891-22, Resolution No. 23-2351 for the development of the site containing two warehouse buildings and related site and landscape improvements.

The applicant requests review and approval of Tentative Parcel Map No. 02-24 to divide the property into two parcels. No residential development is proposed as part of this application.

B. Project Description

As shown in Attachment 1, the existing parcel contains two warehouse buildings. The applicant requests dividing the parcel into two parcels so that each existing warehouse building will be located on a separate parcel.

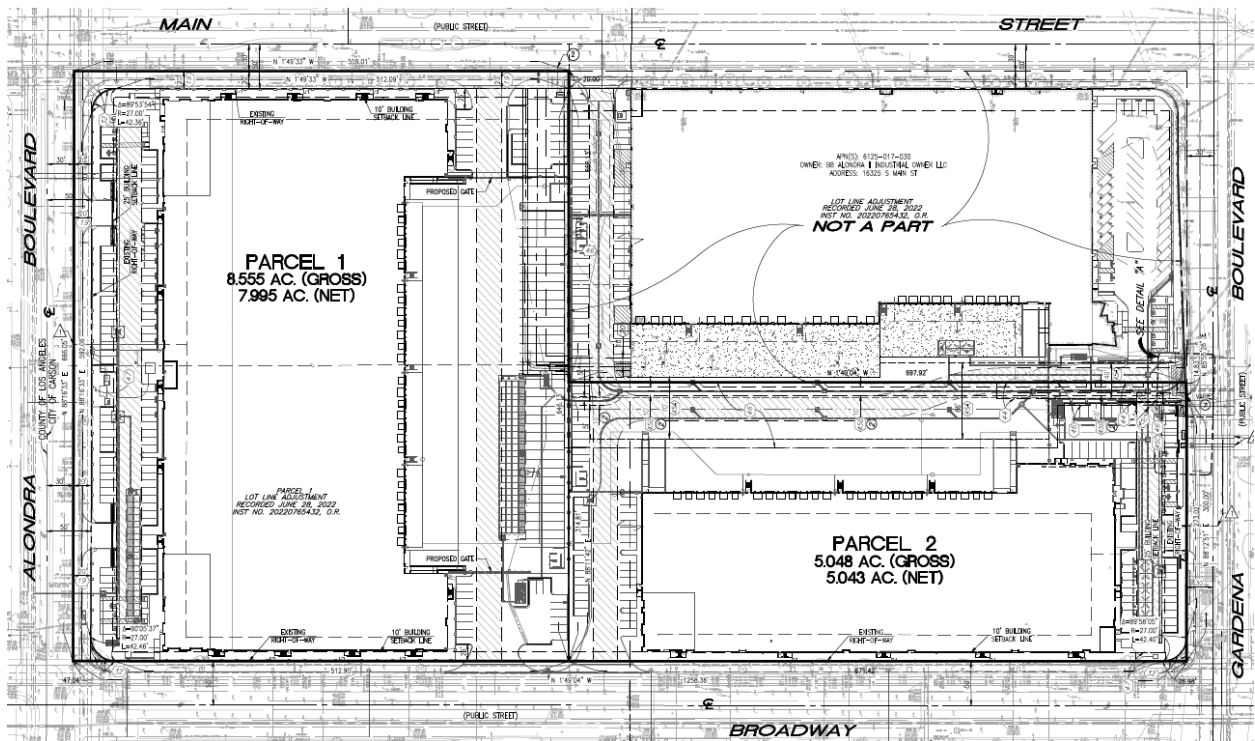
Parcel 1

The proposed Parcel 1 lot size will be approximately 372,656 square feet (8.56 acres) containing a 183,921-square-foot warehouse with 27 truck loading dock doors, 5,000 square feet of ground-floor office space and an additional 5,000 square feet of mezzanine office space. The building measures 40-feet-tall and has an FAR of 0.49. The site will have 144 vehicle parking spaces and 39 truck parking spaces.

Parcel 2

The proposed Parcel 2 lot size will be approximately 219,891 square feet (5.05 acres) and would contain a 102,900-square-foot warehouse with 25 truck loading dock doors, 3,000 square feet of ground-floor office space and 3,000 square feet of mezzanine office space. The building measures 40-feet-tall and has an FAR of 0.46. The site will have 94 vehicle parking spaces, and no truck parking spaces will be provided.

All existing driveways and drive aisles for both proposed parcels will remain in place and independently on each parcel. Safe pedestrian and traffic circulation would continue occurring.



C. Existing Conditions

1. Land Use Information

The subject property is located in the ML-D Zone with a General Plan land use designation of Light Industrial. It sits on the south side of Alondra Boulevard and is bordered by Broadway to the west and Main Street to the east and Gardena Blvd. to the south.

The project site is located in a primarily Industrial area of the City and is surrounded by Manufacturing-Light uses to the south, east, and west, and by unincorporated Los Angeles County to the north.

The following provides a summary of the site information:

Site Information	
General Plan Land Use	Light Industrial
Zone District	Manufacturing Light – Design Overlay (ML-D)
Site Size	592,546-square-foot (13.603-acre)
Present Use and Development	Two Industrial Warehouse Buildings
Surrounding Uses/Zoning	North: Unincorporated Los Angeles County, warehouse South: ML-D, warehouse and logistics East: ML-D, light industrial offices West: ML-D, warehouse

2. Site Conditions/ Project History

The subject property has historically been used for industrial purposes. It was originally developed in 1963 with a warehouse and an office building, which were later demolished and replaced with two new warehouse buildings in 2022 with approved entitlement permits.

3. General Plan Land Use and Zoning

The Light Industrial General Plan land use designation is intended to accommodate a wide range of industrial uses while limiting those that involve hazardous or nuisance effects, as defined in the Zoning Code. Typical uses include manufacturing, research and development, warehousing, and distribution facilities including logistics operations. This reflects the current use of the site, which will remain unchanged as part of this project. Since the existing land use on this site will remain a logistics/warehousing facility located directly on the Alondra Boulevard Truck Route and surrounded by other light industrial uses, the project is consistent with the Carson General Plan, specifically Guiding Policy LUR-G-10. This policy aims to "provide lands to accommodate a wide range of light industrial uses, including research and development, manufacturing, agricultural processing, and logistics near transportation corridors, in areas where low to moderate intensity operations would be sufficiently buffered."

The Manufacturing Light zone is established primarily for small and medium size industrial uses which are not likely to have adverse effects upon each other or upon neighboring residential and commercial zones. The existing warehouses are permitted uses pursuant to CMC Section 9141.1.

II. ANALYSIS

A. Zoning Ordinance Compliance

The proposed Tentative Parcel Map is consistent with the ML-D zoning designation of the site, and the General Plan land use designation of Light Industrial. The two parcels that would result from approval of the parcel map comply with the following lot requirements of the CMC:

Applicable Zoning Ordinance Sections	Compliant	Non-Compliant	Requirement
Site Requirements			
9145.2, Minimum Lot Size	X		Minimum lot size should be 20,000 sq. ft. (Exceeds) Parcel 1 measures 372,655.8 sq. ft. Parcel 2 measures 219,890.8 sq. ft.
9145.4, Minimum Lot Width	X		Width of at least 100 ft. (Exceeds) Parcel 1 measures 559'. Parcel 2 measures approximately 249',
9146.12 Height of Buildings and Structure.	X		In the industrial zones, there is no height limit provided additional yard spaces are provided as required in CMC 9146.21 through 9146.29 .
9146.23 Front Yard.	X		Each lot shall have a front yard with a required depth of twenty-five (25) feet or twenty-five (25) percent of the lot depth, whichever is less. (Exceeds) Parcel 1 measures approximately 52.41'. Parcel 2 measures 80'6".
9145.3 Street Frontage and Access.	X		No lot shall be created unless it is capable of being provided with vehicular access directly from a public street or alley and has a street frontage of at least one hundred (100) feet. (Exceeds) 592' for lot 1 and 661' for lot 2.

Applicable Zoning Ordinance Sections	Compliant	Non-Compliant	Requirement
9162.21 Parking Spaces Required.	X		Parcel 1 requires 122 parking spaces with 144 provided. Parcel 2 requires 72 parking spaces with 94 provided.

B. Tentative Parcel Map No. 02-24 for TPM 84421

The applicant is requesting approval of TPM 02-24 to subdivide a 592,546-square-foot (13.603-acre) parcel into two separate parcels. Parcel 1 would be 372,655.8 square feet (8.555 acres), and Parcel 2 would be 219,890.88 square feet (5.048 acres).

The proposed TPM is consistent with the General Plan, Zoning, and the CMC. The Light Industrial land use designation in the General Plan Per CMC 9203.14, “The Advisory Agency shall make the findings required by Section [66427.1](#), [66473.5](#), [66474](#), [66474.1](#), and [66474.6](#) of the California Government Code and Section 21100 of the California Public Resources Code prior to approval of the tentative or final tract map or parcel map.” The Advisory Agency is the Planning Commission, and the map at issue is a tentative parcel map.

Government Code Section 66427.1

The finding required by Government Code Section 66427.1 is not applicable because it only applies to a legislative body approving a final map for a subdivision to be created from the conversion of residential real property into a condominium project, a community apartment project, or a stock cooperative project.

Government Code Section 66473.5 states “No local agency shall approve a tentative map, or a parcel map for which a tentative map was not required, unless the legislative body finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan, or any specific plan. A proposed subdivision shall be consistent with a general plan or a specific plan only if the local agency has officially adopted such a plan and the proposed subdivision or land use is compatible with the objectives, policies, general land uses, and programs specified in such a plan.”

The proposed subdivision is consistent with the City’s General Plan, in that it is compatible with the objectives, policies, general land uses, and programs specified therein, including but not limited to the ML-D land use designation. There is no applicable specific plan.

Government Code Section 66474 states “A legislative body of a city shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:

- (a) That the proposed map is not consistent with applicable general and specific plans.

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

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

(d) That the site is not physically suitable for the proposed density of development.

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

(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.

(g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.”

The proposed subdivision is consistent with the General Plan and merely maintains the existing development, with no new improvements or development proposed. As such, there is no basis to make any of the above findings that would require denial.

Government Code Section 66474.1 states “a legislative body shall not deny approval of a final or parcel map if it has previously approved a tentative map.”

The finding required by Government Code Section 66474.1 is not applicable as it applies only to a legislative body’s approval of final or parcel map, whereas the proposed action here is approval of a tentative parcel map.

Government Code Section 66474.6 states “the governing body of any local agency shall determine whether the discharge of waste from the proposed subdivision into an existing community sewer system would result in violation of existing requirements prescribed by a California regional water quality control board pursuant to Division 7 (commencing with Section 13000) of the Water Code. In the event that the governing body finds that the proposed waste discharge would result in or add to violation of requirements of such board, it may disapprove the tentative map or maps of the subdivision.”

The proposed subdivision merely maintains the existing development, with no new improvements or development requested. There is no basis to find that the proposed waste discharge would result in or add to violation of requirements of such board because.

Public Resources Code Section 21100 (a part of CEQA) is not applicable because the proposed project is exempt from CEQA, as discussed in subsection (D) below.

TPM No. 02-24 was reviewed by the City of Carson and Los Angeles County Public Works Department, who have confirmed that the proposed tentative parcel map meets the remaining applicable requirements of the City's Subdivision Ordinance (e.g., required tentative map contents) and the State Subdivision Map Act, and will provide conditions of approval prior to the final map.

C. Public Hearing Notice

Public Notice was given in accordance with CMC Sections 9203.16 and 9173.22. Notice of public hearing was posted to the project site and mailed to property owners and occupants within a 750' radius by May 21, 2025. The agenda was posted at City Hall no less than 72 hours prior to the Planning Commission meeting.

D. Environmental Analysis

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Minor Land Division which consists of the division of property in urbanized areas zoned for residential, commercial or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. These criteria are met with respect to the proposed project, and no exception to the categorical exemption applies under CEQA Guidelines Section 15300.2.

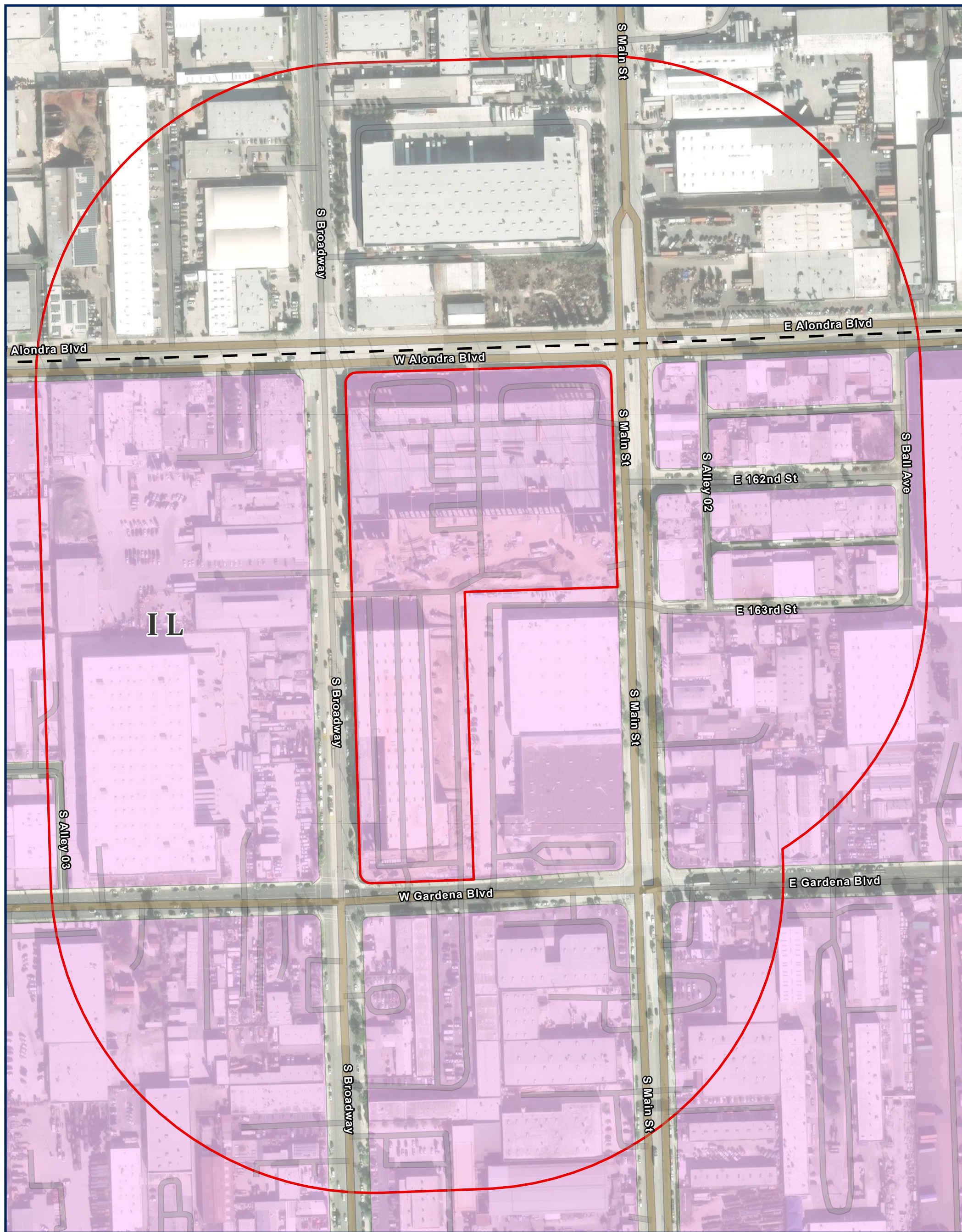
III. CONCLUSION AND RECOMMENDATION

Staff recommends the Planning Commission:

- **ADOPT** Resolution No. 25-2890, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING TENTATIVE PARCEL MAP NO. 84421 TO SPLIT ONE LOT INTO 2 LOTS LOCATED AT 100 W. ALONDRA BOULEVARD, APN 6125-017-800 (112 W. ALONDRA BOULEVARD AND 219 W. GARDENA BOULEVARD)."

IV. ATTACHMENTS

- 1) Tentative Parcel Map
- 2) Radius Map
- 3) County of Los Angeles Department of Public Works Recommendation for Approval
- 4) Draft Resolution No 25-_____.
 - a. Legal Description
 - b. Conditions of Approval



Radius Map
112 W. Alondra Blvd.
APN: 6125017800

City of Carson



ATTACHMENT NO. 2



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

March 20, 2025

IN REPLY PLEASE

REFER TO FILE: **LD-4**

Mr. Aaron Whiting
Associate Planner
City of Carson
701 East Carson Street
Carson, CA 90745

Dear Mr. Whiting:

**CITY SERVICE REQUEST 272175 (ECTY2024000005)
PARCEL MAP 84421 (THIRD REVIEW)
CITY OF CARSON**

As requested, Los Angeles County Public Works reviewed Tentative Parcel Map 84421, which proposes to subdivide existing parcel into a total of two parcels.

Public Works recommends approval of the tentative map dated February 25, 2025. This map is enclosed for reference.

**UPON APPROVAL OF THE TENTATIVE MAP, THE FOLLOWING ARE
RECOMMENDED CONDITIONS FOR FINAL MAP APPROVAL:**

All following conditions shall be to the satisfaction of the City of Carson unless otherwise noted:

1. Geology and Soils

- 1.1. Geotechnical report(s), when required for the approval of the grading or building permits, shall comply with the provisions of the Los Angeles County Public Works Manual for Preparation of Geotechnical Reports. The manual is available at <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.

For questions regarding geology and soils condition, please contact either Geir Mathisen at (626) 458-7951, gmathisen@pw.lacounty.gov, or Maria Janoyan at (626) 458-7956, mjanoyan@pw.lacounty.gov, both of Public Works, Geotechnical and Materials Engineering Division.

2. **Road**

- 2.1. Comply with and construct all improvements referenced in City of Carson approved street improvement plans (enclosed).
- 2.2. Comply with City of Carson conditions of approval (enclosed).
- 2.3. Comply with Public Works' Street Lighting memo dated December 10, 2024.

For questions regarding road conditions, please contact Berdj Mirakian of Public Works, Land Development Division, at (626) 458-4921 or bmirakian@pw.lacounty.gov.

3. **Sewer**

- 3.1. The subdivider shall install separate house laterals to serve each lot in the land division.

For questions regarding sewer condition, please contact Mike Tran of Public Works, Land Development Division, at (626) 458-4921 or mtran@pw.lacounty.gov.

4. **Water**

- 4.1. The on-site water system will be by service lines as they are shown on tentative map. If new fire hydrant or upgrade of existing fire hydrant is required by the Fire Department, water plan shall be provided to the satisfaction of Public Works.
- 4.2. The applicant shall comply with the requirements as stipulated by the enclosed Will Serve letter dated November 14, 2024, from the Golden State Water Company to the satisfaction of Public Works. The Will Serve letter will expire on November 14, 2025, and shall be the sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.

Prior to obtaining the building permit from the Building and Safety Office:

- 4.3. Submit landscape and irrigation plans for common area in the land division with an aggregate landscape area equal to or greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance.

For questions regarding water conditions, please contact Mr. Mirakian of Public Works, Land Development Division, at (626) 458-4921 or bmirakian@pw.lacounty.gov.

5. **Subdivision**

- 5.1. Place a note on the final map, indicating that this map is approved as an industrial development to create two new parcels.
- 5.2. Label driveways, multiple access strips, and required vehicular turnarounds as "private driveways and fire lanes" and delineate them on the final map to the satisfaction of the City and the Fire Department.
- 5.3. Provide addressing information in Microsoft Excel format to the satisfaction of the City Engineer.
- 5.4. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents, over the common private driveways.
- 5.5. A final guarantee will be required at the time of the filing of the final map with the Registrar-Recorder/County Clerk's office.
- 5.6. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of \$5,000 with Los Angeles County Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

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

A determination should be made that this project is in compliance with the California Environmental Quality Act. The findings and considerations required by Sections 66473.5, 66474, and 66474.6 of the Subdivision Map Act should be made by the City Council. The following finding should be made by the City Council if any dedications are made by certificate on the final map:

The City Council hereby determines that division and development of the property in the manner the set forth on the map of Parcel Map 84421 will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights of way and/or easements within the parcel map.

Mr. Aaron Whiting
March 20, 2025
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Upon approval by the City Council, please forward a copy of the conditions of final map approval to Public Works, Land Development Division.

If you have any questions, please contact Mr. Justin Soo Hoo of Public Works, Land Development Division, at (626) 458-4921 or jsoohoo@pw.lacounty.gov.

Very truly yours,

MARK PESTRELLA, PE
Director of Public Works

A handwritten signature in black ink, appearing to read 'Ciara Barnett', with a stylized flourish at the end.

CIARA BARNETT, PE
Assistant Deputy Director
Land Development Division

JDC:la

City of Carson Letter PW_Cleared_2025-03-18_PM 84421_Rev2_ CAR 272175_ECTY2024000005_MD2025-02-25

Enc.

GENERAL NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF CARSON, STANDARD DRAWINGS, AMERICAN PUBLIC WORKS ASSOCIATION AND CALTRANS STANDARD PLANS AND SPECIFICATIONS. (ALL LATEST EDITION)
- CONSTRUCTION PERFORMANCE BOND SHALL BE POSTED THROUGH CITY OF CARSON ENGINEERING SERVICES DIVISION PRIOR TO CONSTRUCTION PERMIT ISSUANCE. CONSTRUCTION BOND IS BASED ON ESTIMATED CONSTRUCTION COST AS REVIEWED AND APPROVED BY THE CITY ENGINEER.
- CONSTRUCTION PERMIT FROM THE CITY OF CARSON ENGINEERING SERVICES DIVISION SHALL BE OBTAINED AT LEAST SEVEN (7) DAYS PRIOR TO PRE-CONSTRUCTION MEETING. (A TOTAL OF 21-DAYS PRIOR TO START OF CONSTRUCTION)
- PRE-CONSTRUCTION MEETING SHALL BE COORDINATED AND COMPLETED THROUGH CITY OF CARSON ENGINEERING SERVICES DIVISION AT LEAST 14-DAYS PRIOR TO START OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEERING SERVICES FOR INSPECTION A MINIMUM OF 48-HRS PRIOR TO STARTING WORK AT (310) 952-1700 EXT. 1795
- WORKING HOURS SHALL BE 9:00 AM TO 3:00 PM FOR ARTERIAL STREETS AND 7:00 AM TO 3:00 PM FOR LOCAL/RESIDENTIAL STREETS, UNLESS OTHERWISE APPROVED.
- STAGING AREAS FOR CONSTRUCTION MATERIALS AND EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- PEDESTRIANS AND/OR VEHICULAR ACCESS SHALL BE ALLOWED AT ALL TIMES, UNLESS APPROVED OTHERWISE BY THE CITY ENGINEER. PROHIBITING PEDESTRIAN AND/OR VEHICULAR ACCESS REQUIRES DETOUR AND/OR ACCESS CLOSURE PLANS SUBJECT TO REVIEW AND APPROVAL OF THE CITY ENGINEER.
- OVERNIGHT TRAFFIC CONTROLS SHALL BE REVIEWED AND APPROVED BY TRAFFIC ENGINEER, PRIOR TO PRE-CONSTRUCTION MEETING. OTHERWISE TRAFFIC CONTROL SHALL BE PER CA M.U.T.C.D MANUAL, LATEST EDITION.
- CONTRACTOR SHALL NOTIFY AFFECTED RESIDENTS, BUSINESSES AND AGENCIES 72-HOURS PRIOR TO START OF CONSTRUCTION, AT THE DISCRETION OF THE CITY ENGINEER.
- DAMAGED EXISTING IMPROVEMENTS, NOT PART OF THE SCOPE OF WORK, SHALL BE PROTECTED IN-PLACE AND SHALL BE REPLACED IN KIND AT NO COST TO THE CITY, TO THE SATISFACTION OF THE CITY ENGINEER.
- NO TRENCHES MAY BE LEFT OPEN OVERNIGHT UNLESS APPROVED BY THE CITY ENGINEER.
- IF ANY UTILITIES OR FACILITIES CONFLICT WITH PROPOSED IMPROVEMENTS, ALL WORK SHALL STOP AND THE CITY ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
- CONTRACTOR SHALL COORDINATE AND/OR OBTAIN NECESSARY PERMITS FROM AFFECTED AGENCIES.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) 48-HRS PRIOR TO START WORK. UPON EXPOSING ANY UTILITY'S UNDERGROUND FACILITY THE CONTRACTOR SHALL NOTIFY THAT OWNER OF THAT UTILITY IMMEDIATELY.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL SUBSTRUCTURES WITHIN THE ALIGNMENT OF THE PROPOSED IMPROVEMENTS, AND IN THE EVENT OF SUBSTRUCTURE DAMAGE, THE CONTRACTOR SHALL BEAR ALL THE COST OF REPAIR OR REPLACEMENT.
- CONTRACTOR SHALL HAVE SUFFICIENT MATERIALS ON HAND AT ALL TIMES TO EXPEDITE ANY EMERGENCY REPAIR.
- AS REQUIRED BY THE CITY ENGINEER, THE CONTRACTOR SHALL FURNISH AND OPERATE A SELF-LOADING MOTOR SWEEPER WITH SPRAY NOZZLES AT LEAST TWICE EACH WORKING DAY TO KEEP PAVED AREAS ACCEPTABLY CLEAN WHEREVER CONSTRUCTION IS INCOMPLETE.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES DURING CONSTRUCTION AMPLE MEANS AND DEVICES WITH WHICH TO PROMPTLY REMOVE AND PROPERLY DISPOSE OF ALL WATER FROM ANY SOURCE ENTERING THE EXCAVATION OR OTHER PARTS OF THE WORK.
- CONTRACTOR SHALL COMPLY WITH ALL STORMWATER POLLUTION CONTROL PER BY REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) REQUIREMENTS, INCLUDING BUT NOT LIMITED TO BEST MANAGEMENT PRACTICE (BMPs)
- CONTRACTOR SHALL APPLY FOR AND OBTAIN A TREE REMOVAL PERMIT WHEN DEMOLISHING AN EXISTING TREE WITHIN THE PUBLIC RIGHT-OF-WAY. REFER TO "EXHIBIT B" OF ARTICLE III, CHAPTER 9 OF THE CITY OF CARSON MUNICIPAL CODE AND CONTACT GREGORY MACDONALD, TREE AND CONCRETE MAINTENANCE SUPERVISOR, AT (310) 847-3500.
- CONTRACTOR SHALL PROVIDE TREE PROTECTION FOR TREES WITHIN THE PUBLIC RIGHT-OF-WAY PER ARTICLE III, CHAPTER 9, SECTION 3928 OF THE CITY OF CARSON MUNICIPAL CODE.

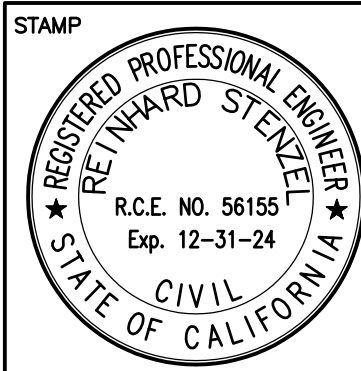
ENGINEER'S NOTICE TO CONTRACTORS

- ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED ON THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYERS ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR, AND WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS' "CONSTRUCTION SAFETY ORDERS".
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THIS PLAN. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF AND ANY DAMAGE TO THESE LINES OR STRUCTURES.
- THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS' AND SUBCONTRACTORS' COMPLIANCE WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR, OR WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS' "CONSTRUCTION SAFETY ORDERS".
- CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK IN THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

REINHARD STENZEL RCE NO. 56155 DATE



Know what's below.
Call before you dig.



PLANS PREPARED BY:

Ti Thienes Engineering, Inc.
CIVIL ENGINEERING - LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA BREA, CALIFORNIA 90038
PH (714) 551-4811 FAX (714) 551-4173
PREPARED UNDER THE DIRECTION OF:
[Signature]
REINHARD STENZEL
R.C.E. 56155 - EXP. 12/31/24

3/27/2024

DATE

BENCHMARK:

L.A. CO. PUBLIC WORKS BENCHMARK
NO. "7Y10504"
LOS ANGELES COUNTY DPW BM TAG IN CURB RETURN 3M
(10') WEST OF BCR @ NORTHEAST CORNER ALONDRA BLVD.
AND AVALON BLVD.
ELEVATION = 59.634 FT. (NAVD '88 / GARDENA
QUAD / 2005 ADJ.)

CITY OF CARSON			
	PLANNING DATE	ENGINEERING DATE	APPROVED DATE
APPROVAL	N/A	Rev 01	
UNDER REVIEW			
APPROVED		Rev 02 3/1/2023	
WAIVER REQUIRED			
INSPECTION REQUIRED			

SUBSTRUCTURE NOTICES

THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES
A MINIMUM OF TWO WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION.

CITY OF CARSON ENGINEERING: 310) 830-7600
VERIZON: 310) 525-4029
TIME WARNER CABLE: 562) 677-0358
SOUTHERN CALIFORNIA GAS COMPANY: 310) 687-2018
CALIFORNIA WATER SERVICE COMPANY: 310) 608-5278
SOUTHERN CALIFORNIA EDISON COMPANY: 310) 608-5278
LA COUNTY SANITATION DISTRICT: 562) 699-7411

PAVEMENT LEGEND:

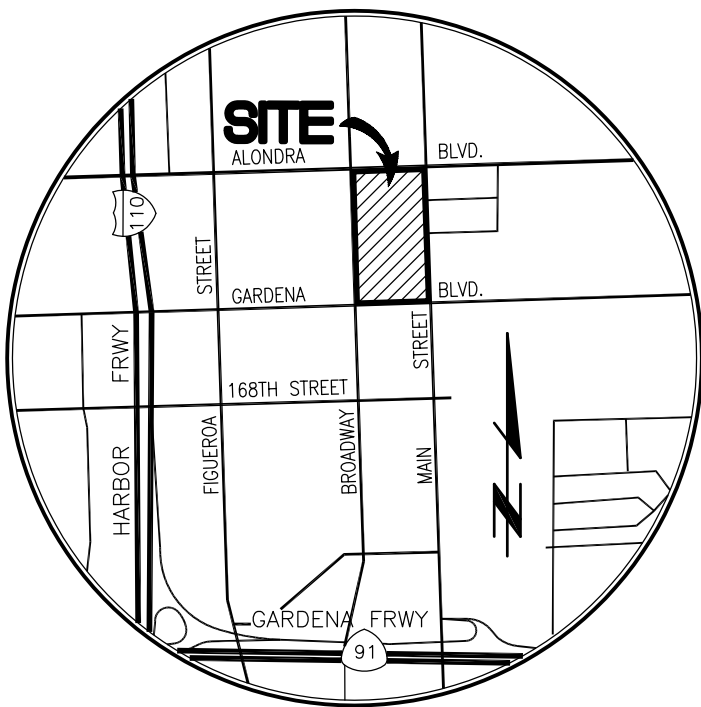
- CONSTRUCT NEW AC PAVEMENT
- COLD PLANE AND OVERLAY
- CONSTRUCT NEW PCC SIDEWALK

CITY OF CARSON PINYON POINTE INDUSTRIAL PARK

GARDENA BLVD . FROM BROADWAY ST. TO MAIN ST.
BROADWAY FROM GARDENA BLVD. TO ALONDRA BLVD.
ALONDRA BLVD. FROM BROADWAY TO MAIN ST.
MAIN ST. FROM ALONDRA BLVD TO GARDENA BLVD.

SHEET INDEX

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- 2 - DETAIL SHEET
- 3 - GARDENA BOULEVARD PLAN
- 4 - BROADWAY STREET PLAN
- 5 - ALONDRA BOULEVARD PLAN
- 6 - MAIN STREET PLAN



VICINITY MAP
N.T.S.

QTY CONSTRUCTION NOTES:

- PROTECT IN PLACE (PER PLAN).
- SAW-CUT & REMOVE EXISTING ASPHALT PAVEMENT.
- SAW-CUT & REMOVE EXISTING SIDEWALK.
- SAW-CUT & REMOVE EXISTING PCC CURB & GUTTER.
- SAW-CUT & REMOVE EXISTING DRIVEWAY AND CONSTRUCT CURB, GUTTER AND SIDEWALK
- EA ADJUST EXISTING WATER VALVE TO GRADE.
- EA ADJUST EXISTING SEWER MANHOLE TO GRADE.
- EA REMOVE EXISTING WATER LINE, METER AND VALVES BY GOLDEN STATE WATER
- CONSTRUCT REPLACEMENT 8" CURB & GUTTER TYPE A2 PER CITY STANDARD DWG 108 (MATCH EXISTING CURB HEIGHT & GUTTER WIDTH AT JOINT) INCLUDING AC/AB PATCH.
- EA SAWCUT REMOVE EXISTING BROKEN OR UNEVEN CURB & GUTTER AS MARKED BY CITY'S INSPECTOR AND RECONSTRUCT REPLACEMENT 8" CURB & GUTTER TYPE A2 PER CITY STANDARD DWG 108 (MATCH EXISTING CURB HEIGHT & GUTTER WIDTH AT JOINT) INCLUDING AC/AB PATCH.
- EA SAWCUT REMOVE EXISTING DRIVEWAY APPROX OR EXISTING SIDEWALK AND CONSTRUCT NEW CURB, GUTTER AND SIDEWALK PER CITY OF CARSON STD. NO. 108 & 119A.
- EA SAWCUT REMOVE AND RECONSTRUCT UNEVEN OR BROKEN SIDEWALK AS MARKED BY CITY'S INSPECTOR PER CITY OF CARSON STD. NO. 119A.
- EA SAWCUT EXISTING CURB, GUTTER, & SIDEWALK. CONSTRUCT COMMERCIAL DRIVEWAY PER SPPWC STD PLAN 110-1, TYPE C MODIFY PER DETAIL SHEET 2 "CW" PER PLAN
- CONSTRUCT FULL DEPTH AC PAVEMENT TO MATCH EXISTING.
- CONSTRUCT TRENCH BACKFILL AND PAVEMENT REPAIRS PER CITY OF CARSON STD. 136.
- EA PRIVATE SD CONNECTION PER GR2207190001, SHEET 8
- EA EXISTING STREET LIGHT TO BE RELOCATED
- EA INSTALL STREET LIGHT PER CITY OF CARSON STD. 500
- EA REMOVE EXISTING STREET LIGHT POLE
- EA PROTECT IN PLACE, EXISTING STREET LIGHT
- N/A EXISTING POWER POLE, PROTECT IN PLACE
- EA EXISTING POWER POLE TO BE RELOCATED BY SCE
- EA PROPOSED LOCATION POWER POLE BY SCE
- 10,400 SF GRIND & OVERLAY EXISTING AC PAVEMENT 2" MIN.
- EA REMOVE EXISTING TREE & TREE WELL
- EA SAWCUT REMOVE EXISTING EXISTING CURB RAMP, SIDEWALK AND RECONSTRUCT NEW CURB RAMP PER CALTRANS STANDARD PLAN 88A CASE A
- EXISTING TRAFFIC SIGNAL, PROTECT IN PLACE
- ADJUST TO GRADE EXISTING UTILITY PULL BOX
- REMOVE EXISTING CURB DRAIN
- EA RELOCATE EXISTING UTILITY CABINET OUT OF DRIVEWAY
- EA ADJUST EXISTING PACBELL MANHOLE TO GRADE
- EA RELOCATE EXISTING UTILITY PULL BOX
- EXISTING CONCRETE PAVEMENT, PROTECT IN PLACE
- LS PAINT NEW AND/OR REFURBISH EXISTING RED CURB
- EA EXISTING FIRE HYDRANT TO BE RELOCATED
- 160 LF CONSTRUCT TRENCH BACKFILL & PAVEMENT REPAIRS PER CITY OF CARSON STD. 136
- 115 LF REMOVE AND REPLACE EX. ELECT CONDUIT
- 115 LF PROPOSED FIRE HYDRANT TO BE INSTALLED BY GOLDEN STATE WATER

Last Update: 3/27/24
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CITY OF CARSON

ENGINEERING SERVICES DIVISION

STREET IMPROVEMENTS

TITLE SHEET

GENERAL NOTES, STREET SECTIONS,
CONSTRUCTION NOTES & LOCATION MAP

PROJECT NO.	SHEET	PLAN NO.
.	1 of 6	R-

Revisions approved KY city of Carson 4/3/24

REVISIONS			
NO	DESCRIPTION	APPROVE	DATE
1	UPDATED LOCATION OF NEW POWER POLES ON BROADWAY, ALONDRA AND MAIN & PULL BOX ON GARDENA (SHTS 3, 4, 5, & 6). REVISED DRIVEWAY, CURB RETURN AND ADDED SEWER LATERAL TRENCH REPAIR.		09/11/2023
2	ADDED SEWER LATERAL TRENCH REPAIR AT SEWER LATERAL CONNECTION ON ALONDRA BLVD. (SHT 5) RELOCATE SEWER LATERAL ON MAIN ST. (SHT 6) ADDED RELOCATE ELECTRICAL PULLBOX, CONDUIT AND TRENCH REPAIR GARDENA BL. (SHT 3)		01/16/2024
3	RELOCATE FIRE HYDRANT AT SOUTHEAST CORNER OF ALONDRA AND BROADWAY AND TRENCH (SHT 4)		02/02/2024
4	EXISTING CATCH BASIN ON ALONDRA, EAST OF BROADWAY, TO REMAIN IN PLACE (SHT 5)		03/27/2024

STANDARD NOTES:

ROAD STANDARD NOTES

1.

A ROAD CONSTRUCTION PERMIT SHALL BE OBTAINED AND FEES PAID FOR CONSTRUCTION INSPECTION TO THE DEPARTMENT OF PUBLIC WORKS (DPW/THE COUNTY) AT THE LAND DEVELOPMENT DIVISION PERMIT COUNTER, 300 SOUTH FREMONT AVENUE, 3RD FLOOR, ALHAMBRA PRIOR TO STARTING WORK. ALLOW THREE WEEKS FOLLOWING PERMIT APPLICATION SUBMITTAL TO ENSURE ADEQUATE PROCESSING TIME FOR PERMIT ISSUANCE. FOR QUESTIONS CONTACT LAND DEVELOPMENT DIVISION, ENROACHMENT PERMITS AND INSPECTION SECTION 626-458-4920
2.

WHEN WORK IS WITHIN A CONTRACT CITY, THE CONTRACTOR SHALL CONTACT THE CITY'S DIRECTOR OF PUBLIC WORKS TO DETERMINE THE LOCATION TO PAY THE INSPECTION FEES.
3.

THE CONTRACTOR SHALL CONTACT THE PERMIT OFFICE LISTED ON THE PERMIT APPLICATION TO ARRANGE FOR A PRE-CONSTRUCTION MEETING PRIOR TO CONSTRUCTION START.
4.

A FLOOD PERMIT SHALL BE OBTAINED FROM DPW, LAND DEVELOPMENT DIVISION AT (626) 458-3129 FOR ALL STORM DRAIN CONNECTIONS.
5.

FOR ALL WORK, SUBJECT TO APPROVAL AND INSPECTION BY CALTRANS OR CITIES, OBTAIN A PERMIT FROM THOSE JURISDICTIONS 30 DAYS PRIOR TO CONSTRUCTION WITHIN THEIR RIGHT-OF-WAY.
6.

ALL WORK SHALL CONFORM TO THE STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION (SPPWCO) AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SUPPLEMENTED WITH THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS STANDARD PLANS 2000 EDITION. THE LATEST EDITIONS OF THESE MANUALS SHALL BE USED UNLESS OTHERWISE NOTED ON THE PLANS.
7.

WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY TO AVOID UNNECESSARY INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC. FAILURE TO COMPLY WITH THIS REQUIREMENT IS A VIOLATION OF SECTION 16.06.080 OF THE COUNTY HIGHWAY PERMIT ORDINANCE.
8.

THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH ITS WORK.
9.

THERE SHALL BE NO ABOVE-GROUND OBSTRUCTION IN ANY PORTION OF THE SIDEWALK EXCEPT WHERE THE WIDTH, EXCLUSIVE OF THE CURB WIDTH, IS 6 FEET OR GREATER.
10.

AT THE EARLIEST OPPORTUNITY OR PRIOR TO FORMING SIDEWALKS, THE CONTRACTOR SHALL CONTACT THE LOCAL POSTAL OFFICE FOR LOCATION APPROVAL AND TYPE OF MAILBOX RECEPTACLES TO BE INSTALLED. MAILBOX RECEPTACLES, WHEN LOCATED BEHIND THE CURB, SHALL NOT BE INSTALLED WITHIN THE CURVE SECTIONS OF CUL-DE-SAC BULBS AND KNUCKLES.
11.

CONSTRUCT WALK RETURNS AND TRANSITIONS PER DPW STANDARD PLAN 1130-1. WALK TRANSITIONS AROUND DRIVEWAYS AND UTILITIES SHALL CONFORM WITH DETAILS SHOWN HEREON.
12.

CONSTRUCT RESIDENTIAL DRIVEWAYS (4" PCC ON 6" BASE) PER SPSPWC STANDARD PLAN 110-2 UNLESS OTHERWISE SHOWN. PRIOR TO FORMING CURB AND GUTTER, THE CONTRACTOR SHALL CONFER WITH THE COUNTY INSPECTOR TO SECURE APPROVAL FOR ALL DRIVEWAY LOCATIONS AND WIDTHS.
13.

CONSTRUCT STREET NAME SIGNS PER LOCATIONS SHOWN ON PLAN IN ACCORDANCE WITH CURRENT COUNTY SPECIFICATIONS AND STANDARD PLANS FOR STREET NAME SIGNS. INSTALLATIONS SHALL CONFORM TO "TYPE B" FOR STREETS CLASSIFIED AS RESIDENTIAL AND "TYPE A" FOR STREETS CLASSIFIED AS ANY OTHER CLASSIFICATION ABOVE RESIDENTIAL. ALL STREET NAME SIGNS AT AN INTERSECTION SHALL BE OF THE SAME TYPE AND SHALL HAVE ASTM TYPE IX RETRO-REFLECTIVE SHEETING WITH AN ANTI-GRAFFITI OVERLAY FILM. CONTACT THE DPW SIGN SHOP AT (626)458-1700 FOR SPECIFICATIONS AND STANDARD PLANS. STREET NAME SIGNS SHALL BE POSTED PRIOR TO OCCUPANCY OF BUILDINGS.
14.

PROVIDE A STREET LIGHTING SYSTEM APPROVED BY THE STREET LIGHTING SECTION, TRAFFIC AND LIGHTING DIVISION; AND PROVIDE FOR THE TEMPORARY OPERATIONS OF THE STREET LIGHTING SYSTEM. CONTACT TRAFFIC AND LIGHTING DIVISION AT (626) 300-4726 FOR MORE INFORMATION.
15.

THICKNESS OF BASE MATERIALS WILL BE DETERMINED BY CALIFORNIA BEARING RATIO (CBR) SOIL TEST AND ESTABLISHED BY THE DPW MATERIALS LABORATORY. THE APPLICANT'S ENGINEER SHALL REQUEST TEST BY DPW MATERIALS LABORATORY AT (626) 458-7938 AFTER STREETS HAVE BEEN ROUGH GRADED. PLANS MUST BE REVISED TO SHOW ACTUAL BASE TO BE PLACED.
16.

CRUSHED MISCELLANEOUS BASE (CMB) MAY BE USED UNDER CURB, GUTTER, WALKS, AND DRIVEWAYS IN LIEU OF CRUSHED AGGREGATE BASE.
17.

ANY DISTURBANCE OF LOOP DETECTORS OR SIGNAL EQUIPMENT WILL REQUIRE SIGNAL MODIFICATION PLANS TO BE SUBMITTED TO TRAFFIC AND LIGHTING DIVISION. THE CONTRACTOR SHALL CONFORM WITH THE APPROVED PLANS.
18.

DRIVEWAYS SHALL NOT ENROACH IN THE 5 (FIVE) FEET GUTTER PORTION OF LOCAL DEPRESSIONS.
19.

PLANT STREET TREES PER SPSPWC STANDARD PLAN 518-3 THROUGH 824-2 AS APPLICABLE, PRIOR TO OCCUPANCY OF BUILDINGS. SEE STREET TREE LIST HEREON. MINIMUM SIZE TREES SHALL BE 24" BOX UNLESS OTHERWISE SPECIFIED HEREON.
20.

ALL (NEW) UTILITY LINES SHALL BE UNDERGROUND PER SECTION 21.24.400 OF TITLE 21 OF THE LOS ANGELES COUNTY CODE. CONTACT LAND DEVELOPMENT DIVISION ENROACHMENT PERMITS AND INSPECTIONS SECTION AT (626) 458-3129 FOR PERMITTING INFORMATION RELATED TO UTILITY INSTALLATIONS WITHIN THE PUBLIC RIGHT OF WAY. NO UTILITY STRUCTURE OR LINE SHALL BE PLACED WITHIN THE PUBLIC RIGHT OF WAY WITHOUT HAVING VALID PERMITS. UNPERMITTED UTILITIES SHALL BE REMOVED AT CONTRACTOR'S/APPLICANT'S SOLE EXPENSE.
21.

NO DRIVEWAYS SHOULD BE LOCATED WITHIN 25 FEET UPSTREAM OF A CATCH BASIN WHEN STREET GRADES IS 6% OR GREATER.
22.

RIP RAP NOTES:

A.

ROCKS FOR GROUTED RIP RAP SHALL BE GOOD QUALITY BROKEN CONCRETE AND/OR RIVER RUN ROCK. THE SMALLEST DIMENSION SHALL NOT BE LESS THAN SIX (6) INCHES NOR GREATER THAN 18 INCHES UNLESS OTHERWISE SPECIFIED. THE LARGEST DIMENSION SHALL NOT EXCEED FOUR (4) TIMES THE SMALLEST DIMENSION.

B.

THERE SHALL BE A GROUT BED AT LEAST TWO (2) INCHES BENEATH THE FIRST LAYER OF ROCK. ALL THE VOIDS BETWEEN THE ROCKS SHALL BE FILLED WITH GROUT. MAXIMUM SPACING BETWEEN ROCKS SHALL BE TWO (2) INCHES.

C.

SURFACE ROCKS SHALL BE EMBEDDED FROM 1/2 TO 2/3 OF THEIR MAXIMUM DIMENSION.
23.

PIPE BEDDING SHALL BE:

IN ACCORDANCE WITH LOS ANGELES COUNTY ENGINEER CASE A BEDDING PER DPW STANDARD PLAN 3062-1 UNLESS OTHERWISE NOTED. THE BEDDING MATERIAL PLACED FROM THE BOTTOM OF THE PIPE TO 1 FOOT OVER THE TOP OF THE PIPE SHALL BE SAND, CRUSHED AGGREGATE, OR NATIVE FREE-DRAINING GRANULAR MATERIAL AND SHALL HAVE A SAND EQUIVALENT OF 20 OR GREATER.

OR

ACCORDING TO DPW STANDARD PLAN 3080-1, CASE 3, EXCEPT BELL AND SPIGOT PIPE WHICH SHALL BE CASE 2 BEDDING, UNLESS OTHERWISE SHOWN. "W" VALUES SHALL BE AS SPECIFIED ON DPW STANDARD PLAN 3080-1 FOR CASE 3 BEDDING, NOTES (A), (B), AND (C). IF THE "W" VALUE AT THE TIP OF THE PIPE IS EXCEEDED, THE BEDDING SHALL BE MODIFIED, AND/OR PIPE OF ADDITIONAL STRENGTH SHALL BE PROVIDED. THE PROPOSED MODIFICATION SHALL BE APPROVED BY THE DEPARTMENT.
24.

ALL CONSTRUCTION JOINTS FOR P.C.C. CURBS, GUTTERS, DRIVEWAYS AND SIDEWALKS SHALL BE IN ACCORDANCE WITH SPSPWC STANDARD PLAN NO. 112-2.
25.

THE LATEST REVISED PLAN OR DRAWING SHALL BE USED UNLESS OTHERWISE SPECIFICALLY NOTED.
26.

REPAIR ANY CURB, GUTTER, SIDEWALK, AND PAVEMENT BROKEN OR DAMAGED DURING CONSTRUCTION

27.

A SIGNING AND STRIPING PLAN IS REQUIRED. THE APPLICANT SHALL SUBMIT SIGNING AND STRIPING PLANS FOR APPROVAL TO TRAFFIC AND LIGHTING DIVISION (IF NOT ALREADY APPROVED) AND SHALL CONFORM WITH THE APPROVED SIGNING AND STRIPING PLAN PRIOR TO THE ACCEPTANCE OF THE STREETS FOR PUBLIC MAINTENANCE. AFTER OBTAINING THE CONSTRUCTION PERMIT, THE APPLICANT SHALL CONTACT OPERATIONAL SERVICES DIVISION AT (626) 458-1700 TO REQUEST THE FABRICATION AND INSTALLATION OF REQUIRED SIGNAGE PER APPROVED PLANS. THE APPLICANT SHALL DEPOSIT APPROPRIATE FEES WITH LAND DEVELOPMENT DIVISION WHEN APPLYING FOR THE PERMIT TO ALLOW COMPLETION OF THE NECESSARY WORK.
28.

A TRAFFIC CONTROL PLAN MAY BE REQUIRED FOR WORK WITHIN PUBLIC RIGHT OF WAY. PRIOR TO SECURING A CONSTRUCTION OR EXCAVATION PERMIT, THE APPLICANT/CONTRACTOR SHOULD CONTACT LAND DEVELOPMENT DIVISION AT (626) 458-3129 AT THE EARLIEST POSSIBLE OPPORTUNITY TO DETERMINE IF SUCH A PLAN IS REQUIRED BASED ON THE PROPOSED SCOPE OF WORK. IF A TRAFFIC CONTROL PLAN IS DETERMINED TO BE NECESSARY, THE APPLICANT/CONTRACTOR SHALL SUBMIT PLANS TO LAND DEVELOPMENT DIVISION FOR APPROVAL.
29.

ALL EXISTING SIGNS AND POSTS LOCATED WITHIN THE PUBLIC RIGHT OF WAY THAT INTERFERE WITH PROPOSED WORK SHALL BE REMOVED PRIOR TO WORK COMMENCING AND REPLACED IN KIND ONCE WORK HAS BEEN COMPLETED. PLEASE CALL OPERATIONAL SERVICES DIVISION AT (626) 458-1700 5 DAYS PRIOR TO COORDINATE.

CRUSHED MISCELLANEOUS BASE (CMB) NOTES

Prior to Construction

1.

CMB shall comply with the requirements of Section 200-2.4 of the "Greenbook", Standard Specifications for Public Works Construction, 2003 Edition or latest edition.
2.

Place a deposit with Geotechnical and Materials Engineering Division (GMED) to include the cost of reviewing the submittal and quality assurance testing. Contact GMED at (626) 458-4928 Extension 3687 for a copy of the current cost estimate worksheet.
3.

Submit the following items to GMED for review and approval.* Allow a minimum of two (2) working days for review of submittal(s). Certificate of Compliance will not be accepted as a substitute for these tests.

o Source Location of CMB

o CMB Gradation (ASTM C 131 Test Grading)

o R-value (CT 301)

o Sand Equivalent (SE)(CT 217)

o Percentage Wear @100 and @ 500 Revolutions (ASTM C 131)

*Note: Any item not in compliance with Section 200-2.4 of the Greenbook may be resubmitted for review.
4.

Preliminary stamped approval from GMED will be given when all CMB items are in compliance with Section 200-2.4 of the Greenbook.
5.

Submit a Quality Control (QC) plan to GMED for review and approval.

During Construction

1.

Contact GMED at (626) 458- 1707 to schedule the Quality Assurance (QA) testing of CMB. Provide a minimum of 48 hours advance notice.
2.

For every 1,000 tons of CMB, a 100 lb sample shall be obtained and the following quality tests performed by GMED:

o Sand Equivalent (CT 217) and gradation per sample

o One (1) R-value tests per sample (CT 301)**

o Percentage Wear at 100 and at 500 revolutions (ASTM C131) per sample
3.

For every 2,500 square feet of CMB, an in-situ density test shall be performed by GMED using the nuclear gauge per CT 231. Please notify GMED a minimum of 24 hour notice to schedule this test.
4.

Final approval is contingent upon the QA test results provided by GMED.

** The R-value requirement may be waived provided the material has a SE of 40 or more.

After Construction

Submit the results of the Quality Control (QC) test to GMED. A notification of the QC test result approval shall be provided to the County Inspector.

STORMWATER POLLUTION PLAN NOTES

A. NOTES

1.

EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORMWATER FROM THE PROJECT SITE AT ALL TIMES.
2.

ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
3.

STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
4.

FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
5.

EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
6.

TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
7.

SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
8.

ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- B.

THE FOLLOWING BMPs AS OUTLINED IN, BUT NOT LIMITED TO, THE LATEST EDITION OF THE CALIFORNIA BMP HANDBOOK (CONSTRUCTION) OR CALTRANS STORMWATER QUALITY HANDBOOKS (CONSTRUCTION SITE BMP MANUAL), MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE PROJECT ENGINEER OR THE BUILDING OFFICAL):

EROSION CONTROL

- EC1 – SCHEDULING

EC2 – PRESERVATION OF EXISTING VEGETATION

EC3 – HYDRAULIC MULCH

EC4 – HYDROSEEDING

EC5 – SOIL BINDERS

EC6 – STRAW MULCH

EC7 – GEOTEXTILES & MATS

EC8 – WOOD MULCHING

EC9 – EARTH DIKES AND DRAINAGE SWALES

EC10 – VELOCITY DISSIPATION DEVICES

EC11 – SLOPE DRAINS

EC12 – STREAMBANK STABILIZATION

EC13 – RESERVED

EC14 – COMPOST BLANKETS

EC15 – SOIL PREPARATION/ROUGHENING

EC16 – NON-VEGETATED STABILIZATION

TEMPORARY SEDIMENT CONTROL

- SE1 – SILT FENCE

SE2 – SEDIMENT BASIN

SE3 – SEDIMENT TRAP

SE4 – CHECK DAM

SE5 – FIBER ROLLS

SE6 – GRAVEL BAG BERM

SE7 – STREET SWEEPING AND VACUUMING

SE8 – SANDBAG BARRIER

SE9 – STRAW BALE BARRIER

SE10 – STORM DRAIN INLET PROTECTION

SE11 – ACTIVE TREATMENT SYSTEMS

SE12 – TEMPORARY SILT DIKE

SE13 – COMPOST SOCKS & BERMS

SE14 – BIOFILTER BAGS

WIND EROSION CONTROL

- WE1 – WIND EROSION CONTROL

EQUIPMENT TRACKING CONTROL

- TC1 – STABILIZED CONSTRUCTION ENTRANCE EXIT

TC2 – STABILIZED CONSTRUCTION ROADWAY

TC3 – ENTRANCE/OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT

- NS1 – WATER CONSERVATION PRACTICES

NS2 – DEWATERING OPERATIONS

NS3 – PAVING AND GRINDING OPERATIONS

NS4 – TEMPORARY STREAM CROSSING

NS5 – CLEAR WATER DIVERSION

NS6 – ILLICIT CONNECTION/DISCHARGE

NS7 – POTABLE WATER/IRRIGATION

NS8 – VEHICLE AND EQUIPMENT CLEANING

NS9 – VEHICLE AND EQUIPMENT FUELING

NS10 – VEHICLE AND EQUIPMENT MAINTENANCE

NS11 – PILE DRIVING OPERATIONS

NS12 – CONCRETE CURING

NS13 – CONCRETE FINISHING

NS14 – MATERIAL AND EQUIPMENT USE

NS15 – DEMOLITION ADJACENT TO WATER

NS16 – TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL

- WM1 – MATERIAL DELIVERY AND STORAGE

WM2 – MATERIAL USE

WM3 – STOCKPILE MANAGEMENT

WM4 – SPILL PREVENTION AND CONTROL

WM5 – SOLID WASTE MANAGEMENT

WM6 – HAZARDOUS WASTE MANAGEMENT

WM7 – CONTAMINATION SOIL MANAGEMENT

WM8 – CONCRETE WASTE MANAGEMENT

WM9 – SANITARY/SEPTIC WASTE MANAGEMENT

WM10 – LIQUID WASTE MANAGEMENT

QTY CONSTRUCTION NOTES:

- 1

PROTECT IN PLACE. (PER PLAN).
- 2

SAW-CUT & REMOVE EXISTING ASPHALT PAVEMENT.
- 3

SAW-CUT & REMOVE EXISTING SIDEWALK.
- 4

SAW-CUT & REMOVE EXISTING PCC CURB & GUTTER.
- 5

SAW-CUT & REMOVE EXISTING DRIVEWAY AND CONSTRUCT CURB, GUTTER AND SIDEWALK.
- 4 EA

ADJUST EXISTING WATER VALVE TO GRADE.
- 7 EA

ADJUST SEWER MANHOLE TO GRADE.
- 2 EA

REMOVE EXISTING WATER LINE, METER AND VALVES BY GOLDEN STATE WATER
- 9

CONSTRUCT REPLACEMENT 8" CURB & GUTTER TYPE A2 PER CITY STANDARD DWG 108 (MATCH EXISTING CURB HEIGHT & GUTTER WIDTH AT JOINT) INCLUDING AC/AB PATCH.
- 1 LS

SAWCUT REMOVE EXISTING BROKEN OR UNEVEN CURB & GUTTER AS MARKED BY CITY'S INSPECTOR AND RECONSTRUCT REPLACEMENT 8" CURB & GUTTER TYPE A2 PER CITY STANDARD DWG 108 (MATCH EXISTING CURB HEIGHT & GUTTER WIDTH AT JOINT) INCLUDING AC/AB PATCH.
- 10

CONSTRUCT SIDEWALK CITY OF CARSON STD. NO. 117.
- 1 LS

SAWCUT REMOVE EXISTING DRIVEWAY APRON OR EXISTING SIDEWALK AND CONSTRUCT NEW CURB, GUTTER AND SIDEWALK PER CITY OF CARSON STD. NO. 108 & 119A.
- 1 LS

SAWCUT REMOVE AND RECONSTRUCT UNEVEN OR BROKEN SIDEWALK AS MARKED BY CITY'S INSPECTOR PER CITY OF CARSON STD. NO. 119A.
- 6 EA

SAWCUT EXISTING CURB, GUTTER & SIDEWALK. CONSTRUCT COMMERCIAL DRIVEWAY PER SPSPWC STD PLAN 110-1, TYPE C MODIFY PER DETAIL SHEET 2 ("W" PER PLAN)
- 12

CONSTRUCT FULL DEPTH AC PAVEMENT TO MATCH EXISTING.
- 13

CONSTRUCT TRENCH BACKFILL AND PAVEMENT REPAIRS PER CITY OF CARSON STD. 136.
- 1 EA

PRIVATE SD CONNECTION PER GR2207190001, SHEET 8
- 2 EA

EXISTING STREET LIGHT TO BE RELOCATED
- 2 EA

INSTALL STREET LIGHT PER CITY OF CARSON STD. 500
- 1 EA

REMOVE EXISTING STREET LIGHT POLE
- 50

PROTECT IN PLACE, EXISTING STREET LIGHT
- N/A

EXISTING POWER POLE, PROTECT IN PLACE
- 4 EA

EXISTING POWER POLE TO BE RELOCATED BY SCE
- 4 EA

PROPOSED LOCATION POWER POLE BY SCE
- 10,400 SF

GRIND & OVERLAY EXISTING AC PAVEMENT 2" MIN.
- 7 EA

REMOVE EXISTING TREE & TREE WELL
- 3 EA

SAWCUT REMOVE EXISTING EXISTING CURB RAMP, SIDEWALK AND RECONSTRUCT NEW CURB RAMP PER CALTRANS STANDARD PLAN 88A CASE A
- 20

EXISTING TRAFFIC SIGNAL, PROTECT IN PLACE
- 21

ADJUST TO GRADE EXISTING UTILITY PULL BOX
- 22

REMOVE EXISTING CURB DRAIN
- 1 EA

RELOCATE EXISTING UTILITY CABINET OUT OF DRIVEWAY
- 1 EA

ADJUST EXISTING PACBELL MANHOLE TO GRADE
- 2 EA

RELOCATE EXISTING UTILITY PULL BOX
- 26

EXISTING CONCRETE PAVEMENT, PROTECT IN PLACE
- 1 LS

PAINT NEW AND/OR REFURBISH EXISTING RED CURB
- 1 EA

EXISTING FIRE HYDRANT TO BE RELOCATED
- 160 LF

CONSTRUCT TRENCH BACKFILL & PAVEMENT REPAIRS PER CITY OF CARSON STD. 136
- 115 LF

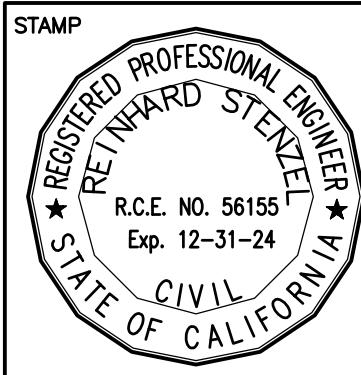
REMOVE AND REPLACE EX. ELECT CONDUIT
- 115 LF

PROPOSED FIRE HYDRANT TO BE INSTALLED BY GOLDEN STATE WATER



CATCH BASIN STENCIL DETAIL

ALL CATCH BASINS AND INLETS THAT DISCHARGE INTO AN EXISTING OR PROPOSED STORM DRAIN MUST BE STENCILED TO DISCOURAGE ILEGAL DUMPING OF POLLUTANTS. THIS STENCIL SHALL HAVE A MINIMUM DIAMETER OF 30 INCHES.



PLANS PREPARED BY:

Thienes Engineering, Inc.
CIVIL ENGINEERING - LAND SURVEYING
14349 FIRESTONE BOULEVARD
14th FLOOR, SUITE 1000
PH: (714) 551-4811 FAX: (714) 551-4173
PREPARED UNDER THE DIRECTION OF:
Reinhard Stenzel
R.C.E. 56155 - EXP. 12/31/24

BENCHMARK:

L.A. CO. PUBLIC WORKS BENCHMARK
NO. "7Y10504"

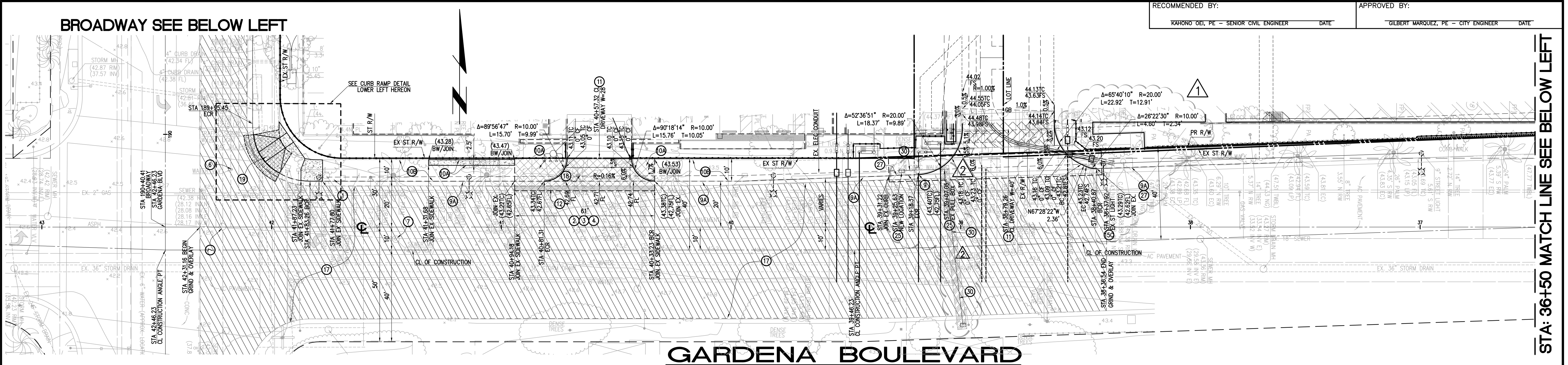
LOS ANGELES COUNTY DPW BM TAG IN CURB RETURN 3M
(10') WEST OF BCR @ NORTHEAST CORNER ALONDRA BLVD.
AND AVALON BLVD.

ELEVATION = 59.634 FT. (NAVD '88 / GARDENA
QUAD / 2005 ADJ.)

REVISIONS			
NO	DESCRIPTION	APPROVE	DATE
1	UPDATED LOCATION OF NEW POWER POLES ON BROADWAY, ALONDRA AND MAIN & PULL BOX ON GARDENA (SHTS 3, 4, 5, & 6). REVISED DRIVEWAY, REPAIR.		09/16/2023
2	ADDED SEWER LATERAL TRENCH REPAIR AT SEWER LATERAL CONNECTION ON ALONDRA BLVD. (SHT 5) RELOCATE SEWER LATERAL ON MAIN ST. (SHT 6) ADDED RELOCATE ELECTRICAL PULLBOX, CONDUIT AND TRENCH REPAIR GARDENA BL. (SHT 3)		01/16/2024
3	RELOCATE FIRE HYDRANT AT SOUTHEAST CORNER OF ALONDRA AND BROADWAY AND TRENCH (SHT 4)		02/02/2024
4	EXISTING CATCH BASIN ON ALONDRA, EAST OF BROADWAY, TO REMAIN IN PLACE (SHT 5)		03/27/2024

CITY OF CARSON			
ENGINEERING SERVICES DIVISION			
STREET IMPROVEMENTS			
DETAIL SHEET			
DETAILS, TYPICAL STREET SECTIONS			
PROJECT NO.	SHEET	PLAN NO.	
	2 of 6		R-

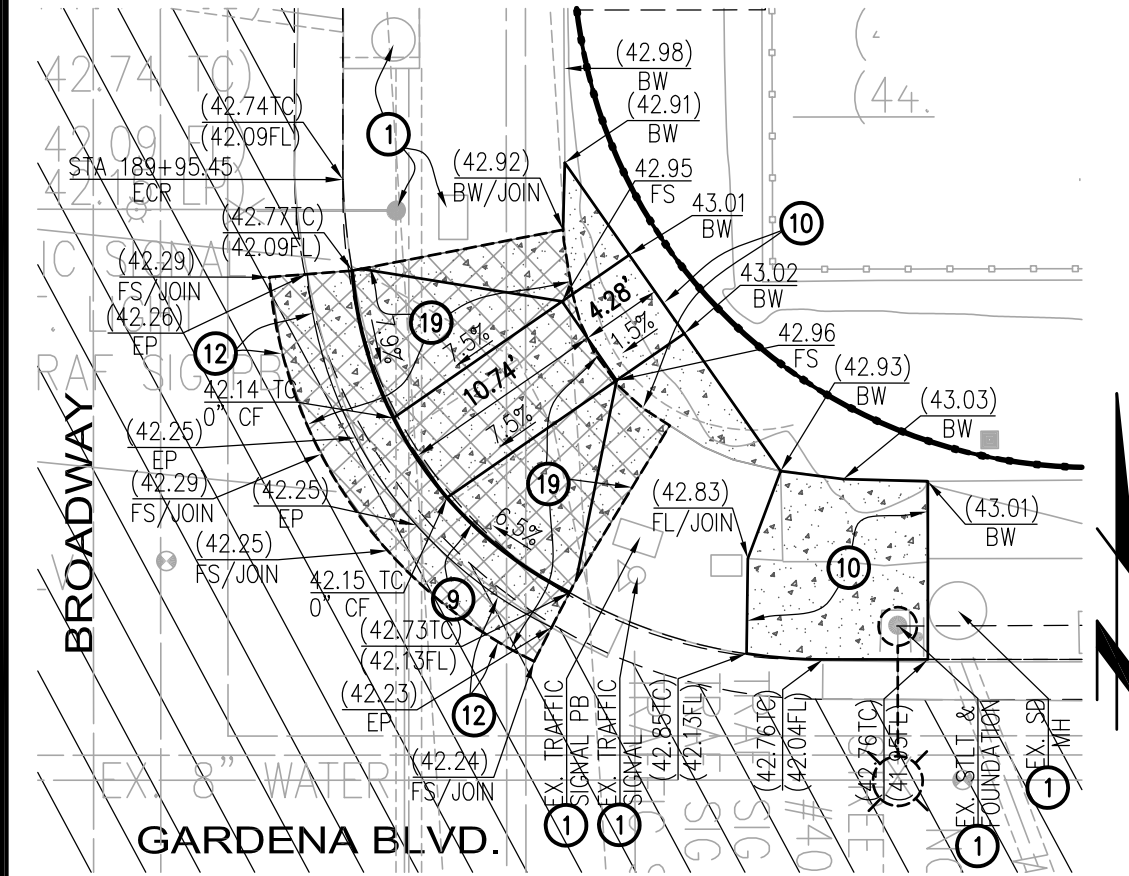
BROADWAY SEE BELOW LEFT



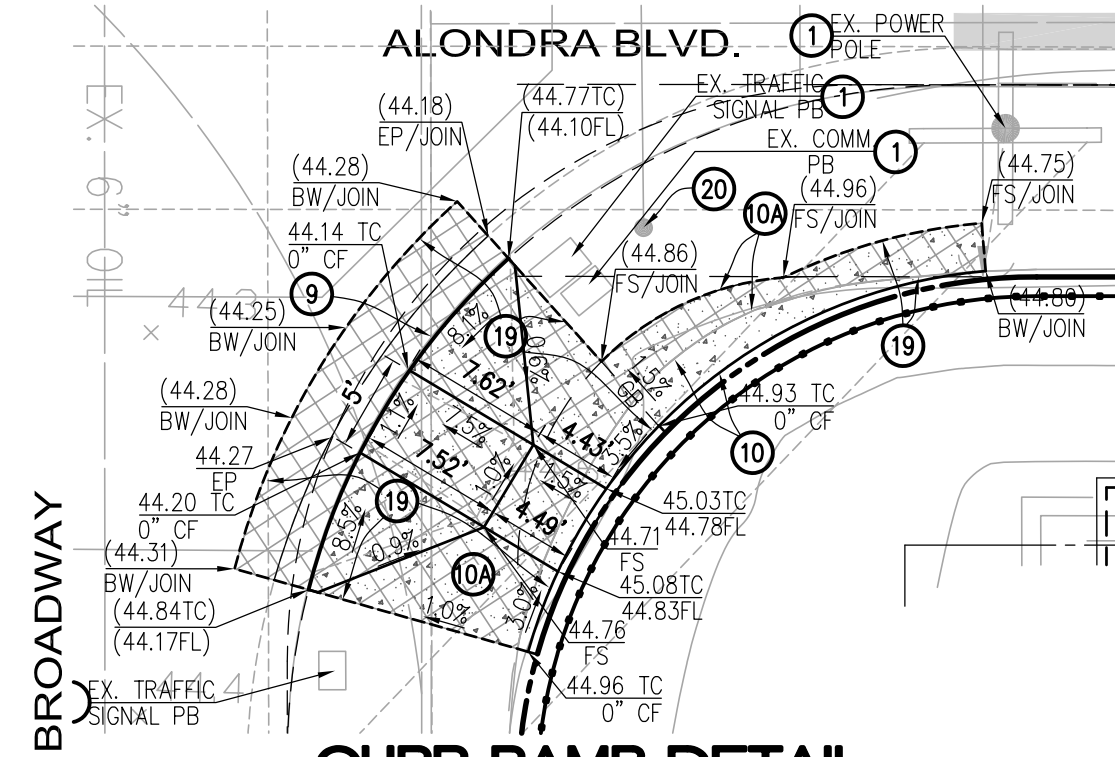
RECOMMENDED BY:
KAHONO OEL, PE - SENIOR CIVIL ENGINEER
DATE

APPROVED BY:
GILBERT MARQUEZ, PE - CITY ENGINEER
DATE

GARDENA BOULEVARD



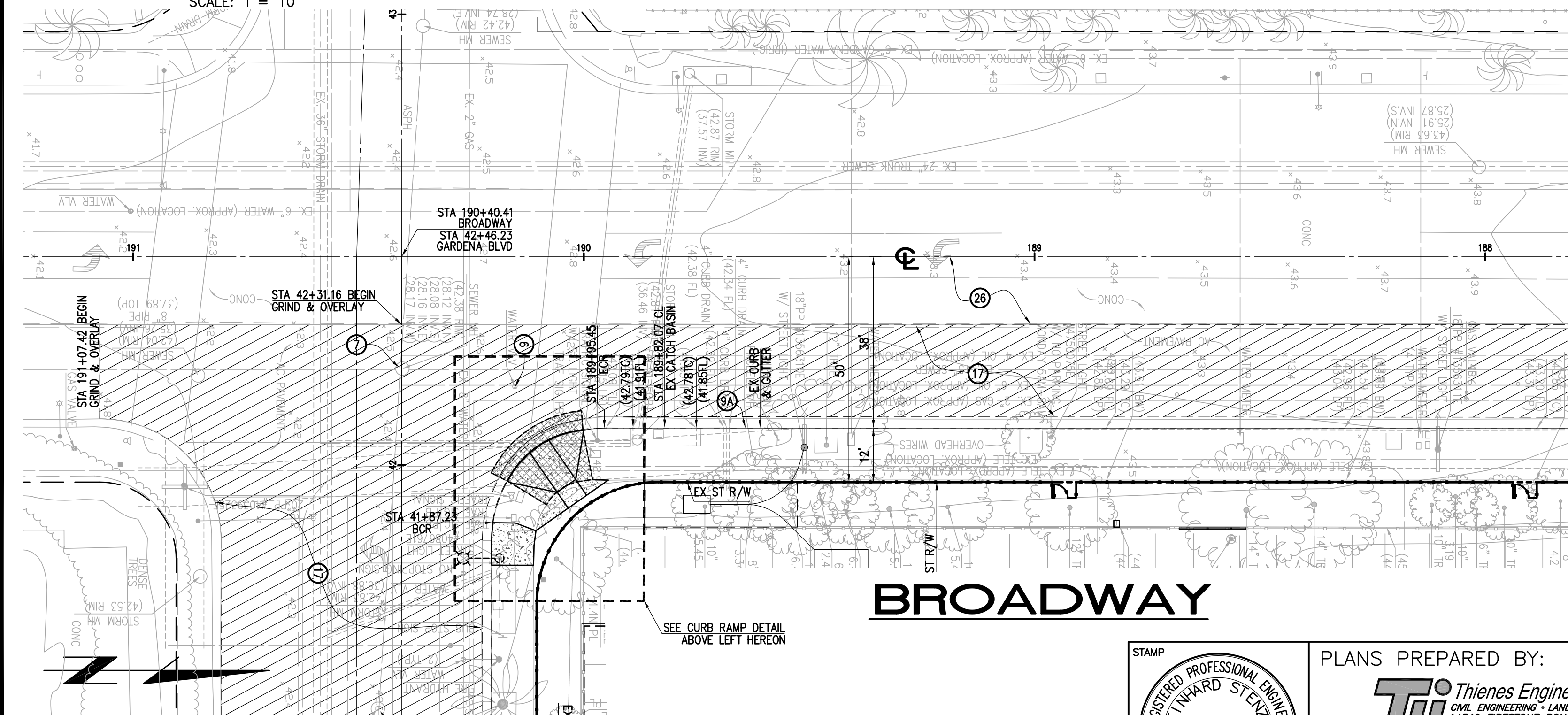
CURB RAMP DETAIL
SEC GARDENA & BROADWAY
SCALE: 1" = 10'



CURB RAMP DETAIL
SEC ALONDRA & BROADWAY
SCALE: 1" = 10'

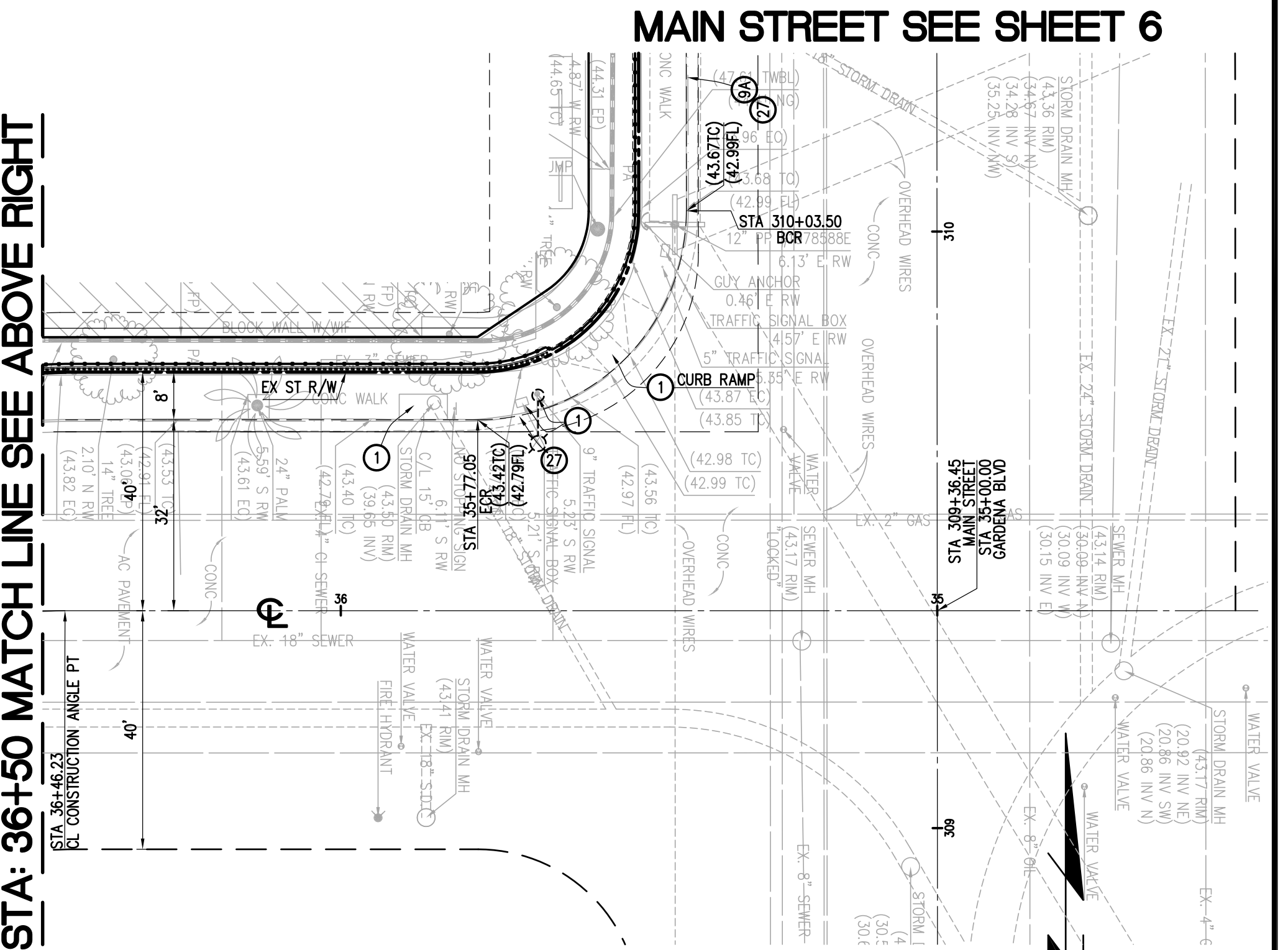
CONSTRUCTION NOTES:

1. PROTECT IN PLACE (PER PLAN).
2. SAW-CUT & REMOVE EXISTING ASPHALT PAVEMENT.
3. SAW-CUT & REMOVE EXISTING SIDEWALK.
4. SAW-CUT & REMOVE EXISTING PCC CURB & GUTTER.
5. SAW-CUT & REMOVE EXISTING DRIVEWAY AND CONSTRUCT CURB, GUTTER AND SIDEWALK.
6. ADJUST EXISTING WATER VALVE TO GRADE.
7. ADJUST SEWER MANHOLE TO GRADE.
8. REMOVE EXISTING WATER LINE, METER AND VALVES BY GOLDEN STATE WATER.
9. CONSTRUCT REPLACEMENT 8" CURB & GUTTER TYPE A2 PER CITY STANDARD DWG 108 (MATCH EXISTING CURB HEIGHT & GUTTER WIDTH AT JOINT) INCLUDING AC/AS PATCH.
- 9A. SAWCUT REMOVE EXISTING BROKEN OR UNEVEN CURB & GUTTER AS MARKED BY CITY'S INSPECTOR AND RECONSTRUCT REPLACEMENT 8" CURB & GUTTER TYPE A2 PER CITY STANDARD DWG 108 (MATCH EXISTING CURB HEIGHT & GUTTER WIDTH AT JOINT) INCLUDING AC/AS PATCH.
10. CONSTRUCT SIDEWALK CITY OF CARSON STD. NO. 117.
- 10A. SAWCUT REMOVE EXISTING DRIVEWAY APRON OR EXISTING SIDEWALK AND CONSTRUCT NEW CURB, GUTTER AND SIDEWALK PER CITY OF CARSON STD. NO. 108 & 118A.
- 10B. SAWCUT REMOVE AND RECONSTRUCT UNEVEN OR BROKEN SIDEWALK AS MARKED BY CITY'S INSPECTOR PER CITY OF CARSON STD. NO. 119A.
11. SAWCUT EXISTING CURB, GUTTER, & SIDEWALK. CONSTRUCT COMMERCIAL DRIVEWAY PER SPPWC STD PLAN 110-1, TYPE C MODIFY PER DETAIL SHEET 2 PER PLAN.
12. CONSTRUCT FULL DEPTH AC PAVEMENT TO MATCH EXISTING.
13. CONSTRUCT TRENCH BACKFILL AND PAVEMENT REPAIRS PER CITY OF CARSON STD. 136.
14. PRIVATE SD CONNECTION PER GR2207190001, SHEET 8.
15. EXISTING STREET LIGHT TO BE RELOCATED.
16. INSTALL STREET LIGHT PER CITY OF CARSON STD. 500.
17. REMOVE EXISTING STREET LIGHT POLE.
18. PROTECT IN PLACE, EXISTING STREET LIGHT.
19. EXISTING POWER POLE, PROTECT IN PLACE.
20. EXISTING POWER POLE TO BE RELOCATED BY SCE.
21. PROPOSED LOCATION POWER POLE BY SCE.
22. GRIND & OVERLAY EXISTING AC PAVEMENT 2" MIN.
23. REMOVE EXISTING TREE & TREE WELL.
24. SAWCUT REMOVE EXISTING EXISTING CURB RAMP, SIDEWALK AND RECONSTRUCT NEW CURB RAMP PER CALTRANS STANDARD PLAN 88A CASE A.
25. EXISTING TRAFFIC SIGNAL, PROTECT IN PLACE.
26. ADJUST TO GRADE EXISTING UTILITY PULL BOX.
27. REMOVE EXISTING CURB DRAIN.
28. RELOCATE EXISTING UTILITY CABINET OUT OF DRIVEWAY.
29. ADJUST EXISTING PACBELL MANHOLE TO GRADE.
30. RELOCATE EXISTING UTILITY PULL BOX.
31. EXISTING CONCRETE PAVEMENT, PROTECT IN PLACE.
32. PAINT NEW AND/OR REFURBISH EXISTING RED CURB.
33. EXISTING FIRE HYDRANT TO BE RELOCATED.
34. CONSTRUCT TRENCH BACKFILL & PAVEMENT REPAIRS PER CITY OF CARSON STD. 136.
35. REMOVE AND REPLACE EX. ELECT CONDUIT.
36. PROPOSED FIRE HYDRANT TO BE INSTALLED BY GOLDEN STATE WATER.



GARDENA BLVD. SEE ABOVE LEFT

STA: 36+50 MATCH LINE SEE ABOVE RIGHT

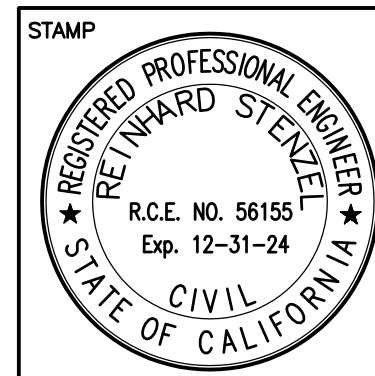


GARDENA BOULEVARD

0 10 20 40 60
SCALE: 1" = 20'

REVISIONS			
NO	DESCRIPTION	APPROVE	DATE
1	UPDATED LOCATION OF NEW POWER POLES ON BROADWAY, ALONDRA AND MAIN & PULL BOX ON GARDENA (SHTS 3, 4, 5, & 6). REVISED DRIVEWAY, CURB RETURN AND ADDED SEWER LATERAL TRENCH REPAIR.		09/11/2023
2	ADDED SEWER LATERAL TRENCH REPAIR AT SEWER LATERAL CONNECTION ON ALONDRA BLVD (SHT 5). RELOCATE SEWER LATERAL ON MAIN ST. (SHT 6). ADDED RELOCATE ELECTRICAL PULLBOX, CONDUIT AND TRENCH REPAIR GARDENA BL (SHT 3).		01/16/2024
3	RELOCATE FIRE HYDRANT AT SOUTHEAST CORNER OF BROADWAY AND BROADWAY (SHT 4).		02/02/2024
4	EXISTING CATCH BASIN ON ALONDRA, EAST OF BROADWAY, TO REMAIN IN PLACE (SHT 5).		03/27/2024

CITY OF CARSON			
ENGINEERING SERVICES DIVISION			
STREET IMPROVEMENTS			
GARDENA BOULEVARD			
BETWEEN BROADWAY TO MAIN STREET			
PROJECT NO.	SHEET	PLAN NO.	
	3 of 6		R-

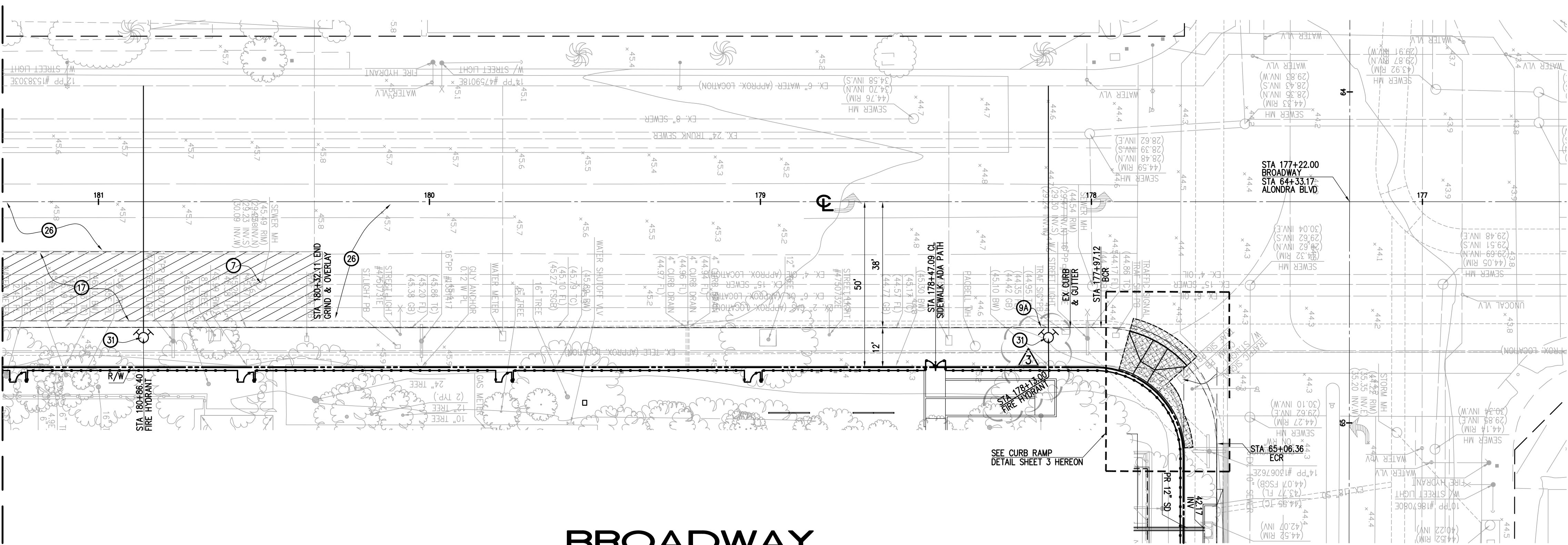


PLANS PREPARED BY:
Thienes Engineering, Inc.
CIVIL ENGINEERING - LAND SURVEYING
4340 FIRESTONE BOULEVARD
LA BREA, CALIFORNIA 90038
PH: (714) 551-8811 FAX: (714) 551-4173
PREPARED UNDER THE DIRECTION OF:
Reinhard Stenzel
R.C.E. 56155 - EXP. 12/31/24
3/27/2024
DATE

BENCHMARK:
L.A. CO. PUBLIC WORKS BENCHMARK
NO. 7Y10504
LOS ANGELES COUNTY DPW BM TAG IN CURB RETURN 3M
(10') WEST OF BCR @ NORTHEAST CORNER ALONDRA BLVD.
AND AVALON BLVD.
ELEVATION = 59.634 FT. (NAVD '88 / GARDENA
QUAD / 2005 ADJ.)

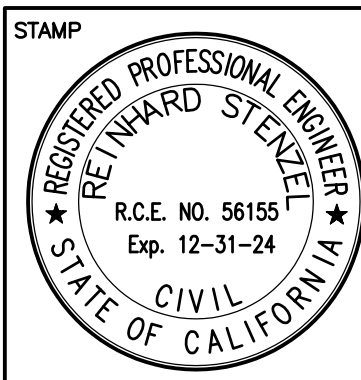
STA: 181+29 MATCH LINE SEE ABOVE RIGHT

STA: 187+79 MATCH LINE SEE SHEET 3



BROADWAY

ALONDRA BLVD. SEE SHEET 5



PLANS PREPARED BY:

Thienes Engineering, Inc.
CIVIL ENGINEERING - LAND SURVEYING
14349 TRISTONE BOULEVARD
LA BREA, CALIFORNIA 90038
PH (714) 551-8111 FAX (714) 551-4173
PREPARED UNDER THE DIRECTION OF:
[Signature]
REINHARD STENZEL
R.C.E. 56155 - EXP. 12/31/24

BENCHMARK:

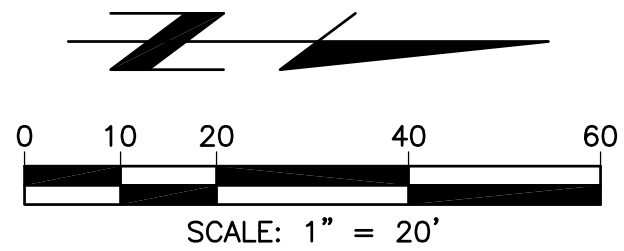
L.A. CO. PUBLIC WORKS BENCHMARK
NO. "7Y10504"
LOS ANGELES COUNTY DPW BM TAG IN CURB RETURN 3M
(10') WEST OF BCR @ NORTHEAST CORNER ALONDRA BLVD.
AND AVALON BLVD.
ELEVATION = 59.634 FT. (NAVD '88 / GARDENA
QUAD / 2005 ADJ.)

REVISIONS			
NO	DESCRIPTION	APPROVE	DATE
1	UPDATED LOCATION OF NEW POWER POLES ON BROADWAY, ALONDRA AND MAIN & PULL BOX ON GARDENA (SHTS 3, 4, 5, & 6). REVISED DRIVEWAY, CURB RETURN AND ADDED SEWER LATERAL, TRENCH REPAIR.		09/11/2023
2	ADDED SEWER LATERAL, TRENCH REPAIR AT SEWER LATERAL CONNECTION ON ALONDRA BLVD. (SHT 5)		01/16/2024
3	RELOCATE SEWER LATERAL ON MAIN ST. (SHT 6)		02/02/2024
4	ADDED RELOCATE ELECTRICAL PULLBOX, CONDUIT AND TRENCH REPAIR GARDENA BL. (SHT 3)		03/27/2024
5	RELOCATE FIRE HYDRANT AT SOUTHEAST CORNER OF ALONDRA AND BROADWAY AND TRENCH (SHT 4)		
6	EXISTING CATCH BASIN ON ALONDRA, EAST OF BROADWAY, TO REMAIN IN PLACE. (SHT 5)		

CITY OF CARSON			
ENGINEERING SERVICES DIVISION			
STREET IMPROVEMENTS			
BROADWAY			
FROM GARDENA BLVD. TO ALONDRA BLVD.			
PROJECT NO.	SHEET	PLAN NO.	
	4 of 6		R-

CONSTRUCTION NOTES:

- PROTECT IN PLACE (PER PLAN).
- SAW-CUT & REMOVE EXISTING ASPHALT PAVEMENT.
- SAW-CUT & REMOVE EXISTING SIDEWALK.
- SAW-CUT & REMOVE EXISTING PCC CURB & GUTTER.
- SAW-CUT & REMOVE EXISTING DRIVEWAY AND CONSTRUCT CURB, GUTTER AND SIDEWALK.
- ADJUST EXISTING WATER VALVE TO GRADE.
- ADJUST SEWER MANHOLE TO GRADE.
- REMOVE EXISTING WATER LINE, METER AND VALVES BY GOLDEN STATE WATER.
- CONSTRUCT REPLACEMENT 8" CURB & GUTTER TYPE A2 PER CITY STANDARD DWG 108 (MATCH EXISTING CURB HEIGHT & GUTTER WIDTH AT JOINT) INCLUDING AC/AB PATCH.
- SAW/CUT REMOVE EXISTING BROKEN OR UNEVEN CURB & GUTTER AS MARKED BY CITY'S INSPECTOR AND RECONSTRUCT REPLACEMENT 8" CURB & GUTTER TYPE A2 PER CITY STANDARD DWG 108 (MATCH EXISTING CURB HEIGHT & GUTTER WIDTH AT JOINT) INCLUDING AC/AB PATCH.
- CONSTRUCT SIDEWALK CITY OF CARSON STD. NO. 117.
- CONSTRUCT NEW CURB, GUTTER AND SIDEWALK PER CITY OF CARSON STD. NO. 108 & 119A.
- SAW/CUT REMOVE AND RECONSTRUCT UNEVEN OR BROKEN SIDEWALK AS MARKED BY CITY'S INSPECTOR PER CITY OF CARSON STD. NO. 119A.
- SAW/CUT EXISTING CURB, GUTTER, & SIDEWALK. CONSTRUCT COMMERCIAL DRIVEWAY PER SPWING STD PLAN 110-1, TYPE C MODIFY PER DETAIL SHEET 2 ("W" PER PLAN).
- CONSTRUCT FULL DEPTH AC PAVEMENT TO MATCH EXISTING.
- CONSTRUCT TRENCH BACKFILL AND PAVEMENT REPAIRS PER CITY OF CARSON STD. 136.
- PRIVATE SD CONNECTION PER GR2207190001, SHEET 8.
- EXISTING STREET LIGHT TO BE RELOCATED.
- INSTALL STREET LIGHT PER CITY OF CARSON STD. 500.
- REMOVE EXISTING STREET LIGHT POLE.
- PROTECT IN PLACE, EXISTING STREET LIGHT.
- EXISTING POWER POLE, PROTECT IN PLACE.
- EXISTING POWER POLE TO BE RELOCATED BY SCE.
- PROPOSED LOCATION POWER POLE BY SCE.
- GRIND & OVERLAY EXISTING AC PAVEMENT 2" MIN.
- REMOVE EXISTING TREE & TREE WELL.
- SAW/CUT REMOVE EXISTING EXISTING CURB RAMP, SIDEWALK AND RECONSTRUCT NEW CURB RAMP PER CALTRANS' STANDARD PLAN B8A CASE A.
- EXISTING TRAFFIC SIGNAL, PROTECT IN PLACE.
- ADJUST TO GRADE EXISTING UTILITY PULL BOX.
- REMOVE EXISTING CURB DRAIN.
- RELOCATE EXISTING UTILITY CABINET OUT OF DRIVEWAY.
- ADJUST EXISTING PACEBELL MANHOLE TO GRADE.
- RELOCATE EXISTING UTILITY PULL BOX.
- EXISTING CONCRETE PAVEMENT, PROTECT IN PLACE.
- PAINT NEW AND/OR REFURBISH EXISTING RED CURB.
- EXISTING FIRE HYDRANT TO BE RELOCATED.
- CONSTRUCT TRENCH BACKFILL & PAVEMENT REPAIRS PER CITY OF CARSON STD. 136.
- REMOVE AND REPLACE EX. ELECT CONDUIT.
- PROPOSED FIRE HYDRANT TO BE INSTALLED BY GOLDEN S.



STA: 69+85 MATCH LINE
MATCH LINE SEE BELOW LEFT

**STA: 69+85 MATCH LINE
SEE ABOVE RIGHT**

ALONDRA SEE AT LEFT

**MAIN STREET - STA: 321+00 MATCH LINE
SEE SHEET 6**

LONDRA BOULEVARD

MAIN STREET SEE AT RIGHT

CURB RAMP DETAIL
SWC ALONDRA & MAIN ST.
SCALE: 1" = 10'

20 40 60

SCALE: 1" = 20'

CONSTRUCTION NOTES:

- 1 PROTECT IN PLACE (PER PLAN).
- 2 SAW-CUT & REMOVE EXISTING ASPHALT PAVEMENT.
- 3 SAW-CUT & REMOVE EXISTING SIDEWALK.
- 4 SAW-CUT & REMOVE EXISTING PCC CURB & GUTTER.
- 5 SAW-CUT & REMOVE EXISTING DRIVEWAY AND CONSTRUCT CURB, GUTTER AND SIDEWALK
- 6 ADJUST EXISTING WATER VALVE TO GRADE.
- 7 ADJUST SEWER MANHOLE TO GRADE.
- 8 REMOVE EXISTING WATER LINE, METER AND VALVES BY GOLDEN STATE WATER
- 9 CONSTRUCT REPLACEMENT 8" CURB & GUTTER TYPE A2 PER CITY STANDARD DWG 108 MATCH EXISTING CURB HEIGHT & GUTTER WIDTH AT JOINT INCLUDING AC/AS PATCH.
- 9A SAWCUT REMOVE EXISTING BROKEN OR UNEVEN CURB & GUTTER AS MARKED BY CITY'S INSPECTOR AND RECONSTRUCT REPLACEMENT 8" CURB & GUTTER TYPE A2 PER CITY STANDARD DWG 108 MATCH EXISTING CURB HEIGHT & GUTTER WIDTH AT JOINT INCLUDING AC/AS PATCH.
- 10 CONSTRUCT SIDEWALK CITY OF CARSON STD. NO. 117.
- 10A SAWCUT REMOVE EXISTING DRIVEWAY APRON OR EXISTING SIDEWALK AND CONSTRUCT NEW CURB, GUTTER AND SIDEWALK PER CITY OF CARSON STD. NO. 108 & 118A.
- 10B SAWCUT REMOVE AND RECONSTRUCT UNEVEN OR BROKEN SIDEWALK AS MARKED BY CITY'S INSPECTOR PER CITY OF CARSON STD. NO. 118A.
- 11 SAWCUT EXISTING CURB, GUTTER, & SIDEWALK. CONSTRUCT COMMERCIAL DRIVEWAY PER SPPCC STD PLAN 110-1, TYPE C MODIFY PER DETAIL SHEET 2 (W/ PER PLAN)
- 12 CONSTRUCT FULL DEPTH AC PAVEMENT TO MATCH EXISTING.
- 13 CONSTRUCT TRENCH BACKFILL AND PAVEMENT REPAIRS PER CITY OF CARSON STD. 136.
- 14 JOIN EXISTING STORM DRAIN PER LACOFD PERMIT #202400308
- 15 EXISTING STREET LIGHT TO BE RELOCATED
- 15A INSTALL STREET LIGHT PER CITY OF CARSON STD. 500
- 16 REMOVE EXISTING STREET LIGHT POLE
- 16A EXISTING STREET LIGHT TO BE RELOCATED BY SOE
- 16B PROPOSED LOCATION POWER POLE BY SCE
- 17 GRIND & OVERLAY EXISTING AC PAVEMENT 2" MIN.
- 18 REMOVE EXISTING TREE & TREE WELL
- 19 SAWCUT REMOVE EXISTING EXISTING CURB RAMP, SIDEWALK AND RECONSTRUCT NEW CURB RAMP PER CALTRANS STANDARD PLAN 88A CASE A
- 20 EXISTING TRAFFIC SIGNAL, PROTECT IN PLACE
- 21 ADJUST TO GRADE EXISTING UTILITY PULL BOX
- 22 REMOVE EXISTING CURB DRAIN
- 23 RELOCATE EXISTING UTILITY CABINET OUT OF DRIVEWAY
- 24 ADJUST EXISTING PACBELL MANHOLE TO GRADE.
- 25 RELOCATE EXISTING UTILITY PULL BOX
- 26 EXISTING CONCRETE PAVEMENT, PROTECT IN PLACE
- 27 PAINT NEW AND/OR REFURBISH EXISTING RED CURB
- 28 EXISTING FIRE HYDRANT TO BE RELOCATED
- 29 CONSTRUCT TRENCH BACKFILL & PAVEMENT REPAIRS PER CITY OF CARSON STD. 136
- 30 REMOVE AND REPLACE EC. ELECT CONDUIT
- 31 PROPOSED FIRE HYDRANT TO BE INSTALLED BY GOLDEN STATE WATER

PLANS PREPARED BY:

Thienes Engineering, Inc.
CIVIL ENGINEERING - LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH (714) 521-4811 FAX (714) 521-4173

PREPARED UNDER THE DIRECTION OF:

[Signature]

REINHARD STENZEL
R.C.E. 56155 - EXP. 12/31/24

8/30/2024
DATE

BENCHMARK:

L.A. CO. PUBLIC WORKS BENCHMARK
NO. "7Y10504"
LOS ANGELES COUNTY DPW BM TAG IN CURB RETURN 3M
(10') WEST OF BCR @ NORTHEAST CORNER ALONDRA BLVD
AND AVALON BLVD.
ELEVATION = 59.634 FT. (NAVD '88 / GARDENA
QUAD / 2005 ADJ.)

REVISIONS			
NO	DESCRIPTION	APPROVE	DATE
	UPDATED LOCATION OF NEW POWER LINES ON BROADWAY ALONG AND MAIN & PULL BOX ON CATCH BASIN 4, 5 & 6. SOURCED GEOTECH RETURN AND ADDED SEWER LATERAL TRENCH REPAIR		09/01/2023
	ADDED SEWER LATERAL TRENCH REPAIR AT SENIOR LATERAL CONNECTION ON ALUMBER BLVD. (SHT 5)		01/16/2024
	RELOCATE SEWER LATERAL ON SHT 6 (SHT 4) AND ADDED RELOCATE ELECTRICAL PULLBOX, CONDUIT AND TRENCH REPAIR GORDON AVE. (SHT 3)		
	RELOCATE FIRE HYDRANT AT SOUTHEAST CORNER OF ALUMBER AND BROADWAY AND SHT 6 (SHT 4)		02/02/2024
D.	EXISTING CATCH BASIN ON ALUMBER, EAST OF BROADWAY, TO REMAIN IN PLACE (SHT 5)		03/27/2024
	REUSE DRIVEWAY MORTI AT STA. 3174+54.06 (SHT 6)		08/26/2024
A	RELOCATE SITE SD IN THE (SHT 4)		08/28/2024

CITY OF CARSON

ENGINEERING SERVICES DIVISION

STREET IMPROVEMENTS

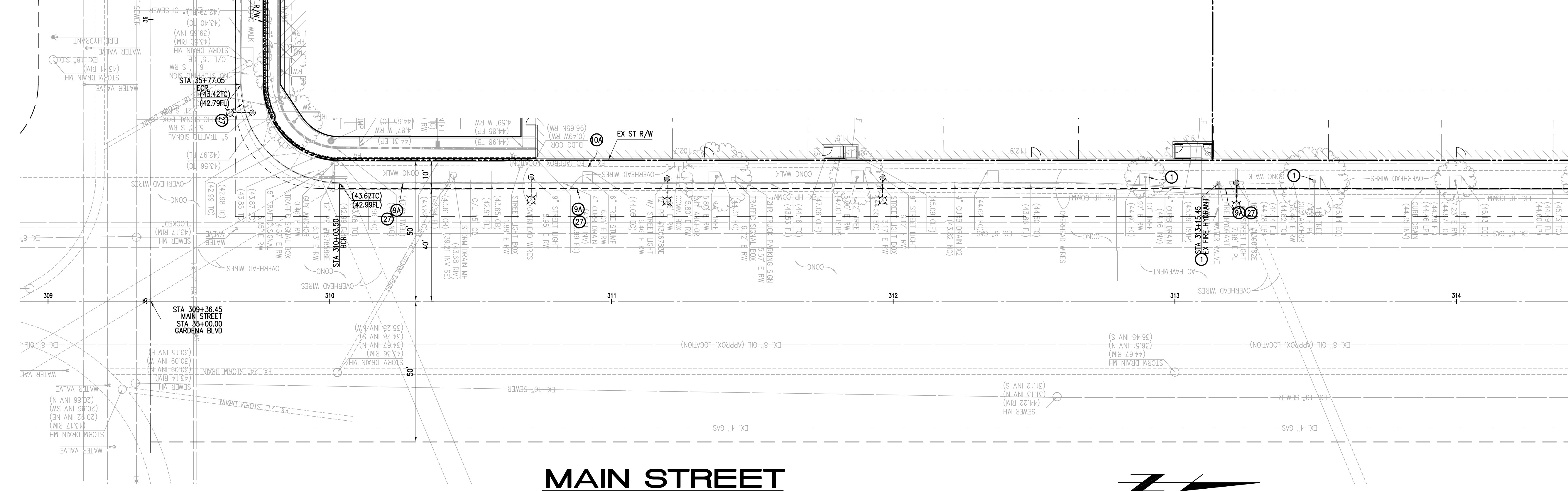
ALONDRA BOULEVARD FROM BROADWAY TO MAIN STREET

24	PROJECT NO.	SHEET 5 of 6	PLAN NO.
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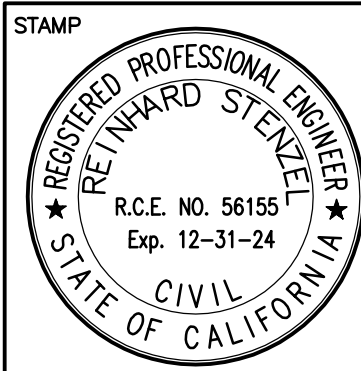
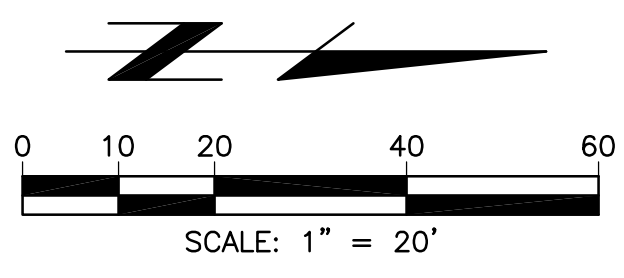
PLOT DATE: 8/30/24

STA 314+40 MATCH LINE SEE BELOW RIGHT

GARDENA BLVD. SEE SHEET 3



MAIN STREET



PLANS PREPARED BY:
Thienes Engineering, Inc.
CIVIL ENGINEERING - LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA BREA, CALIFORNIA 90038
PH (714) 521-4811 FAX (714) 521-4173
PREPARED UNDER THE DIRECTION OF:
Reinhard Stenzel
R.C.E. 56155 - EXP. 12/31/24

BENCHMARK:
L.A. CO. PUBLIC WORKS BENCHMARK
NO. "7Y10504"
LOS ANGELES COUNTY DPW BM TAG IN CURB RETURN 3M
(10') WEST OF BCR @ NORTHEAST CORNER ALONDRA BLVD.
AND AVOLON BLVD.
ELEVATION = 59.634 FT. (NAVD '88 / GARDENA
QUAD / 2005 ADJ.)

REVISIONS			
NO.	DESCRIPTION	APPROVE	DATE
1	UPDATED LOCATION OF NEW POWER POLES ON BROADWAY, ALONDRA AND MAIN & PULL BOX ON GARDENA (SHTS 3, 4, 5, & 6). REVERSED DRIVEWAY REPAIR.		09/11/2023
2	ADDED SEWER LATERAL TRENCH REPAIR AT SEWER LATERAL CONNECTION ON ALONDRA BLVD. (SHT 5)		01/16/2024
3	RELOCATE SEWER LATERAL ON MAIN ST. (SHT 6)		02/02/2024
4	ADDED RELOCATE ELECTRICAL PULLBOX, CONDUIT AND TRENCH REPAIR GARDENA BL. (SHT 3)		03/27/2024
5	RELOCATE FIRE HYDRANT AT SOUTHEAST CORNER OF ALONDRA AND BROADWAY AND TRENCH (SHT 4)		8/26/24
6	EXISTING CATCH BASIN ON ALONDRA, EAST OF BROADWAY, TO REMAIN IN PLACE (SHT 5)		
7	REVISE DRIVEWAY WIDTH AT STA. 317+54.06		

CITY OF CARSON
ENGINEERING SERVICES DIVISION
STREET IMPROVEMENTS
MAIN STREET
BETWEEN GARDENA BLVD TO ALONDRA BLVD.

PROJECT NO.	SHEET	PLAN NO.
	6 of 6	R-

- CONSTRUCTION NOTES:**
- PROTECT IN PLACE (PER PLAN).
 - SAW-CUT & REMOVE EXISTING ASPHALT PAVEMENT.
 - SAW-CUT & REMOVE EXISTING SIDEWALK.
 - SAW-CUT & REMOVE EXISTING PCC CURB & GUTTER.
 - SAW-CUT & REMOVE EXISTING DRIVEWAY AND CONSTRUCT CURB, GUTTER AND SIDEWALK.
 - ADJUST EXISTING WATER VALVE TO GRADE.
 - ADJUST SEWER MANHOLE TO GRADE.
 - REMOVE EXISTING WATER LINE, METER AND VALVES BY GOLDEN STATE WATER
 - CONSTRUCT REPLACEMENT 8" CURB & GUTTER TYPE A2 PER CITY STANDARD DWG 108 (MATCH EXISTING CURB HEIGHT & GUTTER WIDTH AT JOINT) INCLUDING AC/AB PATCH.
 - SAW-CUT REMOVE EXISTING BROKEN OR UNEVEN CURB & GUTTER AS MARKED BY CITY'S INSPECTOR AND RECONSTRUCT REPLACEMENT 8" CURB & GUTTER TYPE A2 PER CITY STANDARD DWG 108 (MATCH EXISTING CURB HEIGHT & GUTTER WIDTH AT JOINT) INCLUDING AC/AB PATCH.
 - CONSTRUCT SIDEWALK CITY OF CARSON STD. NO. 117.
 - CONSTRUCT NEW CURB, GUTTER AND SIDEWALK PER CITY OF CARSON STD. NO. 108 & 119A.
 - SAW-CUT REMOVE AND RECONSTRUCT UNEVEN OR BROKEN SIDEWALK AS MARKED BY CITY'S INSPECTOR PER CITY OF CARSON STD. NO. 119A.
 - SAW-CUT EXISTING CURB, GUTTER & SIDEWALK. CONSTRUCT COMMERCIAL DRIVEWAY PER SPPWC STD PLAN 110-1, TYPE C MODIFY PER DETAIL SHEET 2 ("W" PER PLAN)
 - CONSTRUCT FULL DEPTH AC PAVEMENT TO MATCH EXISTING.
 - CONSTRUCT TRENCH BACKFILL AND PAVEMENT REPAIRS PER CITY OF CARSON STD. 136.
 - PRIVATE SD CONNECTION PER GR2207190001, SHEET 8
 - EXISTING STREET LIGHT TO BE RELOCATED
 - INSTALL STREET LIGHT PER CITY OF CARSON STD. 500
 - REMOVE EXISTING STREET LIGHT POLE
 - PROTECT IN PLACE, EXISTING STREET LIGHT
 - EXISTING POWER POLE, PROTECT IN PLACE
 - EXISTING POWER POLE TO BE RELOCATED BY SCE
 - PROPOSED LOCATION POWER POLE BY SCE
 - GRIND & OVERLAY EXISTING AC PAVEMENT 2" MIN.
 - REMOVE EXISTING TREE & TREE WELL
 - SAW-CUT REMOVE EXISTING EXISTING CURB RAMP, SIDEWALK AND RECONSTRUCT NEW CURB RAMP PER CALTRANS STANDARD PLAN 88A CASE A
 - EXISTING TRAFFIC SIGNAL, PROTECT IN PLACE
 - ADJUST TO GRADE EXISTING UTILITY PULL BOX
 - REMOVE EXISTING CURB DRAIN
 - RELOCATE EXISTING UTILITY CABINET OUT OF DRIVEWAY
 - ADJUST EXISTING PACBELL MANHOLE TO GRADE
 - RELOCATE EXISTING UTILITY PULL BOX
 - EXISTING CONCRETE PAVEMENT, PROTECT IN PLACE
 - PAINT NEW AND/OR REFURBISH EXISTING RED CURB
 - EXISTING FIRE HYDRANT TO BE RELOCATED
 - CONSTRUCT TRENCH BACKFILL & PAVEMENT REPAIRS PER CITY OF CARSON STD. 136
 - REMOVE AND REPLACE EX. ELECT CONDUIT
 - PROPOSED FIRE HYDRANT TO BE INSTALLED BY GOLDEN STATE WATER

STA 321+00 MATCH LINE SEE SHEET 5

CITY OF CARSON
COMMUNITY DEVELOPMENT
PLANNING DIVISION

EXHIBIT “B”

CONDITIONS OF APPROVAL

**112 ALONDRA BOULEVARD & 219 WEST GARDENA BOULEVARD
APN 6125-017-800**

SITE PLAN AND DESIGN REVIEW (DOR) NO. 1891-22

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 industrial development constructed for the project. If the project increases or decreases regarding the square footage constructed, the total IDIF amount will be adjusted accordingly at the applicable rate.

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**, provide building volume (average building height and footprint, usable areas) of all existing permitted structures and the new proposed structure. 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 industrial development have been set at \$3.22 per square foot for Fiscal Year 2022-23, effective July 1, 2022, through June 30, 2023. Based on these rates, the Developer would be responsible for payment of IDIF in the amount of \$923,523.62 for the proposed project, calculated as follows: 286,821 square feet X \$3.22 per square foot = \$923,563.62. However, if the IDIF for the project is not paid by the end of the 2022-23 fiscal year (i.e., by June 30, 2023), a new IDIF rate/amount will apply for the period of July 1, 2023, through June 30, 2024, based on the IDIF rate for Fiscal Year 2022-23, 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 of approval by the City of the entitlement(s) or permit(s) that is/are the subject of these conditions of approval. The ninety (90) day approval period in which the Developer may submit a protest has begun as of the effective date of the City's approval of the entitlement(s) or permit(s) that is/are the subject of these conditions of approval.

2. **Funding Mechanism for Ongoing Services/Community Facilities District:** The Developer is required to establish a funding mechanism to provide an ongoing source of funds mitigate the impacts of the proposed development on City services on an ongoing basis.

In 2018, City adopted Community Facilities District (CFD) No. 2018-01 and may adopt a similar community facilities district in the future to use instead of CFD No. 2018-01 (collectively referred to herein as the "CFD") to fund the ongoing costs of City services permitted by the CFD, including the maintenance of parks, roadways, and sidewalks and other eligible impacts of the Project within the CFD (the CFD Services). The City uses this mechanism for projects wanting to join the CFD as a means to satisfy the condition to mitigate impacts on services. In 2019, the City undertook a Fiscal Impact Analysis ("FIA") and uses the analysis generally to determine the impacts in CFD No. 2018-01.

Based on the FIA, the subject property falls under the "Industrial Zone – Industrial Zone 1" category. Based on a 13.04 acre development, the current estimated annual amount for ongoing services is \$41,790.98, subject to annual adjustments every July 1st. Prior to recordation of final tract map or permit issuance, whichever comes first, Developer shall demonstrate compliance under this section either through: (1) Annexing into a City CFD; or (2) Establishing a funding mechanism to provide an ongoing source of funds for ongoing services, acceptable to the City.

This condition may be satisfied by annexing the subject property to the CFD with the rate comparable to that of the FIA, or by requesting the City undertake a Fiscal Impact Study by a consultant chosen by the City with respect to the subject property with similar scope and standards as the FIA and paid for by the Developer to set the rate of the CFD for the subject property. Should another Fiscal Impact Study be undertaken, a lower or higher rate may be required for the mitigation of impacts based on the Study. The Developer may also provide another mechanism for satisfying the requirement to mitigate impacts that is acceptable to the City Council.

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

3. The approved Resolution, including these Conditions of Approval, 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 make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission. Minor revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.

5. If any of these conditions of approval is violated, or if any applicable law is violated, then except as otherwise provided in Section 9172.28 of the Zoning Ordinance, the subject entitlement(s) may be revoked by the Planning Commission or City Council, as may be applicable, provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days,
6. Precedence of Conditions. If any of the Conditions of Approval alter a commitment made by the applicant 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 condition of approval.
7. 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.
8. 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.
9. 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.

AESTHETICS

10. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
11. Prior to Issuance of Building and Safety plan check submittal, the specification of all colors and materials and texture treatment must be submitted and approved by the Planning Division.
12. 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.
13. No outdoor storage of materials shall be permitted on the property at any time.
14. There shall be no deviation of architectural designs or details that is not in substantial conformance with the approved set of plans, unless prior written approval is given by the Community Development Director.

LANDSCAPE/IRRIGATION

15. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.

LIGHTING

16. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9127.1 of the Zoning Ordinance.
17. 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 Department.

SIGNAGE

18. All signs proposed for the Project will be governed by a comprehensive sign program that will provide internal consistency in design style and direction for placement and size of signs, including a standardized wayfinding program.

PARKING

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

TRASH

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

BUILDING AND SAFETY DIVISION

21. Submit development plans for plan check review and approval.
22. Prior to issuance of building permit, proof of worker's compensation and liability insurance for Developer must be on file with the Los Angeles County Building and Safety Division.

23. Obtain all appropriate building permits and an approved final inspection for the proposed project.
24. 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 to the satisfaction of Building and Safety.

PUBLIC WORKS DEPARTMENT- CITY OF CARSON

25. The Developer shall submit an electronic copy of approved plans (*such as, Sewer, Street and/or Storm Drain Improvements, Grading, etc., whichever applies*), to the City of Carson – Engineering Division, prior to issuance of construction permits.
26. Any existing off-site improvements damaged and/or damaged during the construction shall be removed and reconstructed per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
27. A construction permit is required for any work to be done within the public right-of-way.
28. Proof of Worker’s Compensation and Liability Insurance shall be submitted to the City prior to issuance of any permit by Engineering Division.
29. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Division prior to the issuance of any encroachment permits.
30. The Developer shall provide recorded covenant to address drainage maintenance/responsibilities.
31. If required by the Engineering Division, soils report, sewer area study, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved by Engineering Division.

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

32. Per City of Carson Municipal Code Section 5809, Developer shall comply with all applicable Low Impact Development (LID) requirements and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations to the satisfaction of the City Engineer.
33. Per City of Carson Municipal Code Section 5809(d)(2), Developer shall comply with all street and road construction of 10,000 S.F. or more of impervious surface, shall manage wet weather with Green Infrastructure: Greens Streets
34. Developer shall apply for a *Construction Activities Stormwater General Permit* from the State Water Resources Control Board.
35. Developer shall provide a copy of an approved SWPPP stamped by Los Angeles County Building and Safety Division along with WDID number.

36. Developer shall provide contact information of the Qualified Storm Water Developer (QSD) and/or Qualified SWPPP (Storm Water Pollution Prevention Plan) Developer (QSP) of the site to the City via e-mail to rjen@carsonca.gov
37. Developer shall submit digital copies of the LID/NPDES/Grading Plans, hydrology and Hydraulic analysis concurrently to City of Carson, Engineering Services Department and Los Angeles County Building & Safety Division. Deliver copy to Kenneth Young via E-mail kyoung@carsonca.gov
38. Developer shall complete, sign and return the Stormwater Planning Program LID Plan Checklist form and return to City of Carson Engineering Services Division.
39. 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.

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

40. For any structural and/or treatment control device installed. Developer shall record a maintenance covenant pursuant to Section 106.4.3 of the County of Los Angeles Building Code and title 12, Chapter 12.80 of the Los Angeles County Code relating to the control of pollutants carried by storm water runoff. In addition, an exhibit shall be attached to identify the location and maintenance information for any structural and/or treatment control device installed.
41. Developer shall complete and submit digital BMP Reporting Template Spreadsheet to Kenneth Young via E-mail rjen@carsonca.gov
42. Covenant shall be reviewed and approved by the City Engineer prior to recordation with the Los Angeles County Registers Recorder/County Clerk.
43. RECORDATION is the responsibility of the Developer. Provide a copy of the recorded covenant agreement to City Engineer
44. Inspection will be conducted once a year after all Post Construction Best Management Practices (BMP) are constructed.
45. 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.
46. 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.
47. 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.

48. The Developer shall repair any broken or raised/sagged curb and gutter within the public right of way along all street frontages of this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
49. All street cuts for utility construction purposes shall be repaired by the Developer per the City's utility trench repair standard.
50. All infrastructures necessary to serve the proposed development (Electric, Gas, water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of Certificate of Occupancy.
51. The Developer shall pay any applicable Public Works/Engineering fees.

FIRE DEPARTMENT

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

BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

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

THE PROJECT DOES REQUIRE NEW STREETLIGHTS AND ANNEXATION IS REQUIRED.
SEE BELOW FOR FURTHER DETAILS.

Project is not in the County Lighting Maintenance District (CLMD) 1697. The Subdivision project shall conform to the design standards and policies of Public Works, in particular, but not limited to the statements and conditions below:

EG

STREETLIGHT REQUIREMENTS

1. Streetlight(s) shall be provided to the satisfaction of Public Works or as modified by Public Works along property frontage of Project.
2. Provide streetlights on new concrete pole(s) with underground wiring. The streetlights shall be designed as a Southern California Edison owned and maintained system.
3. Prior to recordation of final map or parcel map waiver, submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.
4. If annexation is required for the project, street lighting plans cannot be approved until the Board of Supervisors approve the annexation.
5. If phasing of the project is approved, each phase of the project shall be subject to the conditions for each individual phase.
6. For subdivisions, Street lighting plans shall be approved prior to map recordation.
7. Street lighting improvements shall be installed per approved plans prior to the issuance of a certificate of occupancy.

EG

ANNEXATION AND ASSESSMENT BALLOTING REQUIREMENTS

8. The proposed project or a portion(s) of the proposed project is not within the existing CLMD and annexation to the CLMD is required, prior to recordation of final map or parcel map waiver. The Board of Supervisors must approve the annexation and levy of assessments prior to Public Works approving the street lighting plans.
9. Upon approval of the Tentative Map, the developer must notify JoCampos@pw.lacounty.gov in order to initiate the annexation process.
10. Upon approval of the Tentative Map, the applicant (property owner or authorized representative) shall comply with the Conditions of Annexation listed below in order for the CLMD to pay the future operation and maintenance costs of streetlight(s):
 - a. Submit a street lighting plan for the proposed streetlight(s) meeting County lighting standards to the satisfaction of Public Works.

- b. Provide business address and developer/property owners name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either MicroStation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - c. Submit site map of the proposed project including any roadways conditioned for streetlights that are outside the proposed project area to the Street Lighting Section. Contact the Street Lighting Section at (800) 618-7575 for map requirements and/or questions you may have.
 - d. If no new streetlights are required but annexation is required, submit a street lighting plan showing the location of existing streetlights.
 - e. For subdivisions, provide a copy of the recorded subdivision map, if recorded.
11. The annexation and assessment balloting process takes approximately 18 months to complete once the annexation and levy of assessment timeline acknowledgment form is signed by the developer after the above information is received and approved. Therefore, untimely submittal of the above information may result in delaying the approval of the street lighting plans.
12. Upon project recordation, the developer must notify Public Works, Street Lighting Section. The applicant shall provide the status of this approval to JoCampos@pw.lacounty.gov.

EG **TRANSFER REQUIREMENTS**

13. The applicant (property owner or authorized representative) shall be responsible for the operation and maintenance of streetlights along with their associated costs that are installed as a condition of development. The applicant will remain responsible until the streetlights are formally accepted into the County Lighting District for operation and maintenance and their billing is transferred into a County Lighting District account with Southern California Edison.
14. Public Works can assume the responsibility for funding the operation and maintenance of all streetlights installed and transfer the billing when all of the following conditions are met (the transfer of billing may be delayed one or more years if the conditions are not met):
- a. All required streetlights (LS-1) in the project have been constructed per Public Works approved street lighting plan, energized, and field accepted.
 - b. The County Lighting Districts is receiving revenue from the benefitting properties via the annual property tax bill.
 - c. The applicant must make a written request to JCabrera@pw.lacounty.gov for Public Works to transfer the billing from applicant to the County. Alternatively, the applicant can call (800) 618-7575 to make the request over the phone.
 - d. Any underlying road(s) or any associated road improvements have been accepted for public use.

Once the transfer of billing is complete, the County will authorize the release of any remaining bond, if any.

15. The County Lighting Districts cannot assume responsibility for streetlights located within gated communities or on roadways designated as a private or private-future street.

EG Prepared by: Jonathan Campos

Phone: (626) 300-4767

Date: 12/10/2024

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 25-2890

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING TENTATIVE PARCEL MAP NO. 84421 TO SPLIT ONE LOT INTO 2 LOTS LOCATED AT 100 W. ALONDRA BOULEVARD, APN 6125-017-800 (112 W. ALONDRA BOULEVARD AND 219 W. GARDENA BOULEVARD).

WHEREAS, on April 8, 2024, Department of Community Development received an application from Link Logistics Real Estate for Tentative Parcel Map No. 84421 to allow the subdivision of a 592,546 sq. ft. property into two lots located at 112 W. Alondra Boulevard and 219 W. Gardena Boulevard described in Exhibit "A" attached hereto; 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 10th day of June 2025, conduct a duly noticed public hearing as required by law to consider said tentative parcel map. Notice of the hearing was posted on the subject property and mailed to property owners and properties within a 750-foot radius of the project site on May 21st, 2025.

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

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

SECTION 2. The Planning Commission finds as follows:

1. With respect to the **Tentative Parcel Map (TPM) No. 84421**, to subdivide the subject property into two lots:
 - a) Tentative Parcel Map No. 84421 was reviewed by City of Carson and LA County Department of Public Works who have confirmed that the proposed Tentative Parcel Map meets the requirements of local ordinances and the State Subdivision Map Act and have provided conditions of approval for the final map. The Commission finds it appropriate to approve the Tentative Parcel Map subject to the conditions of approval attached hereto as Exhibit "B".
 - b) The Tentative Parcel Map complies with the requirements of Article IX, Chapter 2, Part 3 (Tentative Maps) of the Carson Municipal Code. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, in that it is compatible with the General Plan objectives, policies, general land uses, and programs. There is no applicable specific plan.
 - c) The discharge of waste from the proposed subdivision will not result in any violation of existing requirements prescribed by a California regional water quality control board pursuant to Division 7 (commencing with Section 13000) of the Water Code.

ATTACHMENT NO. 4

- d) None of the findings requiring denial pursuant to California Government Code Section 66474, can be made. The proposed map and the design and improvement of the proposed subdivision are consistent with applicable general and specific plans. No development or improvements are proposed as part of the application for the proposed map. The design of the subdivision (i) is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, (ii) is not likely to cause serious public health problems, and (iii) will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
- e) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

SECTION 3. The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 – Minor Land Divisions (Class 15 Categorical Exemption). Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. These criteria are met with respect to the proposed project, and no exception to the categorical exemption applies under CEQA Guidelines Section 15300.2. 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 4. Based on the findings and conclusions set forth above, the Planning Commission hereby approves Tentative Parcel Map No. 84421, subject to the Conditions of Approval attached hereto as Exhibit “B.”

SECTION 5. Pursuant to CMC 9203.19, this decision of the Planning Commission shall become effective and final 15 days from the date of the action unless an appeal is filed within that time in accordance with Section 9173.4 of the Zoning Ordinance.

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

APPROVED and ADOPTED this 10th day of June 2025.

DIANNE THOMAS
CHAIRPERSON

ATTEST:

LAURA GONZALEZ
PLANNING SECRETARY

Date: 06/13/2022

EXHIBIT "A "

PARCEL "1" AS SHOWN ON LOT LINE ADJUSTMENT NO. 303-21 RECORDED JULY 28, 2022 AS INSTRUMENT NO. 2022 0765432, OF OFFICIAL RECORDS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. ALSO DESCRIBED IN THE DOCUMENT AS FOLLOWS:

THAT PORTION OF LOT 33 OF THE GARDENA TRACT, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52, PAGE 73, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH A STRIP OF LAND 10 FEET WIDE, LYING NORTHERLY OF THE ADJOINING SAID LOT 33, SAID STRIP BEING A PORTION OF ALONDRA BOULEVARD, FORMERLY KNOWN AS CENTRAL AVENUE, VACATED BY ORDER OF THE BOARD OF SUPERVISORS OF SAID LOS ANGELES COUNTY, A CERTIFIED COPY OF WHICH IS RECORDED IN BOOK 99, PAGES 85 AND 86, OF MISCELLANEOUS RECORDS, IN SAID RECORDER'S OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF LOT 44 OF SAID GARDENA TRACT WITH THE EASTERLY LINE OF BROADWAY, 100 FEET WIDE, AS DESCRIBED IN THE FINAL ORDER OF CONDEMNATION ENTERED IN LOS ANGELES COUNTY SUPERIOR COURT CASE NO. 274177, A CERTIFIED COPY BEING RECORDED AUGUST 18, 1933 AS INSTRUMENT NO. 355, IN BOOK 12339, PAGE 97, OF OFFICIAL RECORDS OF SAID COUNTY, AND ALSO REGISTERED AUGUST 21, 1933 AS DOCUMENT NO. 11657-B AND ENTERED ON CERTIFICATE OF TITLE D-4580, ON FILE IN THE OFFICE OF THE COUNTY RECORDER;

THENCE NORTHERLY ALONG THE SAID EASTERLY LINE, NORTH 01°49'04" WEST 1258.36 FEET TO THE NORTHERLY LINE OF SAID 10' WIDE STRIP OF LAND;

THENCE ALONG SAID NORTHERLY LINE, NORTH 88°16'13" EAST 666.05 FEET TO THE EASTERLY LINE OF SAID LOT 33;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF SAID LOT 33, SOUTH 01°49'33" EAST 559.01 FEET TO THE NORTHERLY LINE OF PARCEL 1 AS DESCRIBED AND SHOWN ON NOTICE OF LOT LINE ADJUSTMENT NO. 33-92, RECORDED JULY 23, 1992 AS INSTRUMENT NO. 92-1344808 OF OFFICIAL RECORDS;

THENCE WESTERLY ALONG LAST MENTIONED NORTHERLY LINE, SOUTH 88°11'42" WEST 351.32 FEET TO A LINE PARALLEL WITH AND DISTANT EASTERLY 314.81 FEET MEASURED EASTERLY AT RIGHT ANGLES
FROM SAID EASTERLY LINE OF BROADWAY;

THENCE SOUTHERLY ALONG SAID PARALLEL LINE; SOUTH 01°49'04" EAST 697.92 FEET TO THE SOUTHERLY LINE OF PARCEL 2 OF SAID LOT LINE ADJUSTMENT 33-92;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE, SOUTH 85°55'28" WEST 14.83 FEET TO THE SOUTHERLY LINE OF SAID LOT 44;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF LOT 44, SOUTH 88°12'51" WEST 300.00 FEET TO THE POINT OF BEGINNING.

EXCEPT FROM LOT 33 AN UNDIVIDED ½ INTEREST IN ANY AND ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES WITHOUT THE RIGHT OF SURFACE ENTRY OR EXCAVATING TO A DEPTH OF 250 FEET AS RESERVED BY KEITH W. SCHLAEGEL AND OPAL B. SCHLAEGEL, HUSBAND AND WIFE, IN DEED RECORDED APRIL 14, 1959 AS INSTRUMENT NO. 740, OF OFFICIAL RECORDS.

Grant Deed - continued

Date: **06/13/2022**

ALSO EXCEPT THEREFROM THAT PORTION OF LOT 33, ALL OIL, GAS, MINERALS, WATER AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE OR SUBSURFACE ENTRY TO A DEPTH OF 250 FEET FROM THE PRESENT SURFACE OF SAID LAND, AS RESERVED BY SIDNEY R. TITLE AND CHARLOTTE W. TITLE, HUSBAND AND WIFE, IN DEED RECORDED AUGUST 08, 1962 AS INSTRUMENT NO. 2921, OF OFFICIAL RECORDS.

CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
Tentative Parcel Map (TPM) No. 84421
Case No. TPM 00002-24

GENERAL CONDITIONS

1. 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 plans prior to approval of the Final Map.
2. The applicant 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 approval of the Final Map.
3. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
4. The applicant and property owner shall sign an Affidavit of Acceptance form accepting these conditions and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
5. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
6. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
7. It is further made a condition of this approval that if any condition is violated or if any law, statute or ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
8. Precedence of Conditions. If any of the Conditions of Approval alter a commitment made by the applicant 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.

EXHIBIT B

9. 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.
10. 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.
11. Indemnification. To the fullest extent permitted by law, 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.

PLANNING DIVISION

General Conditions

12. Prior to Final Map approval, submit site plans for Parcel 1 and Parcel 2 for review and approval
13. All driveways shall remain clear. No encroachment into driveways shall be permitted.

CITY OF CARSON PUBLIC WORKS DEPARTMENT, ENGINEERING SERVICES DIVISION

General Conditions

14. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required.
15. A final guarantee will be required at the time of the filing of the Final Map with the County Recorder/County Clerk's Office.
16. Final Map shall be recorded.

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS

17. Water

17.1. The on-site water system will be by service lines as they are shown on tentative map. If new fire hydrant or upgrade of existing fire hydrant is required by the Fire Department, water plan shall be provided to the satisfaction of Public Works.

17.2. The applicant shall comply with the requirements as stipulated by the enclosed Will Serve letter dated November 14, 2024, from the Golden State Water Company to the satisfaction of Public Works. The Will Serve letter will expire on November 14, 2025, and shall be the sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.

18. Subdivision

18.1. Place a note on the final map, indicating that this map is approved as an industrial development to create two new parcels.

18.2. Label driveways, multiple access strips, and required vehicular turnarounds as "private driveways and fire lanes" and delineate them on the final map to the satisfaction of the City and the Fire Department.

18.3. Provide addressing information in Microsoft Excel format to the satisfaction of the City Engineer.

18.4. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents, over the common private driveways.

18.5. A final guarantee will be required at the time of the filing of the final map with the Registrar-Recorder/County Clerk's office.

18.6. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of \$5,000 with Los Angeles County Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.