



Tuesday, November 25, 2025
701 East Carson Street, Carson, CA 90745
Helen Kawagoe Council Chambers, 2nd Floor
6:30 p.m.

AGENDA
REGULAR MEETING OF THE
PLANNING COMMISSION

Members:	Dianne Thomas Chair	Louie Diaz Vice Chair	Frederick Docdocil
	Carlos Guerra	Del Huff	DeQuita Mfume
	Clarence Johnson	Leticia Wilson	
Alternates:	Jaime Monteclaro		
Staff:	Nathan Freeman Community and Economic Development Director	McKina Alexander Planning Manager	Chris Palmer, AICP Economic Dev. Manager
	Benjamin Jones Asst. City Attorney	Laura Gonzalez Planning Secretary	

This Agenda and corresponding staff reports can be found on the City of Carson website at www.carsonca.gov

“In accordance with the Americans with Disabilities Act of 1990, if you require a disability related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the City Clerk’s office at 310-952-1720 at least 48 hours prior to the meeting.” (Government Code Section 54954.2)

PUBLIC INFORMATION

The public may address the members of the Planning Commission on matters within the jurisdiction of the Planning Commission or on any items on the agenda of the Planning Commission during the designated public comment periods. There will be two oral communication sessions: one for Agendized Items (comment about items ON the agenda) and the other non-Agendized items (comment about items NOT on the agenda). The Oral Communications portion of the agenda is limited to a duration of one hour unless otherwise approved by the Planning Commission. Comment time is normally 3 minutes depending on the number of speakers.

IF YOU ARE NOT ABLE TO ATTEND THE MEETING IN-PERSON, PUBLIC COMMENTS CAN BE SUBMITTED BEFORE THE MEETING VIA:

- **Email:** planning@carsonca.gov (up to 3 hours prior to the start of the meeting).
- **Written:** Delivered to the Planning Division at City Hall (up to 3 hours prior to the start of the meeting).

Emailed and written comments received by the Planning Division may not be read aloud during the meeting but will be provided to the Board and incorporated into the record.

PUBLIC VIEWING OF THIS MEETING WILL BE AVAILABLE BY:

- **Livestream:** www.carsonca.gov
- **YouTube:** www.youtube.com/@CityofCarsonCalifornia
- **Cable TV:** Spectrum (Channel 35) and ATT (Channel 99)

RULES OF DECORUM:

1. *No person attending a Public Meeting shall engage in disorderly or boisterous conduct, including but not limited to applause, whistling, stamping of feet, booing, or making any loud, threatening, profane, abusive, personal, impertinent, or slanderous utterance-that disturbs, disrupts, or otherwise impedes the orderly conduct of the meeting.*
 2. *All remarks by members of the public shall be addressed to the Mayor or the Chair and not to any other member of the public or to any single Council, Board or Commission Member unless in response to a question from that Member.*
 3. *Signs, placards, banners, or other similar items shall not be permitted in the audience during a Public Meeting if the presence of such item disturbs, disrupts or otherwise impedes the orderly conduct of the meeting.*
 4. *All persons attending a Public Meeting shall remain seated in the seats provided, unless addressing the body at the podium or entering or leaving the meeting.*
 5. *All persons attending a Public Meeting shall obey any lawful order of the Presiding Officer to enforce the Rules of Decorum.*
- *Treat everyone courteously*
 - *Listen to others respectfully*
 - *Exercise self-control*
 - *Give open-minded consideration to all viewpoints*
 - *Focus on the issues and avoid personalizing debate*
 - *Embrace respectful disagreement and dissent as democratic rights that are inherent components of an inclusive public process and rolls for forging sound decisions*

1. CALL TO ORDER: PLANNING COMMISSION

2. ROLL CALL

3. FLAG SALUTE

4. ORAL COMMUNICATIONS FOR MATTERS NOT LISTED ON THE AGENDA

The public may at this time address the members of the Planning Commission on any matters within the jurisdiction of the Planning Commission. No action may be taken on non-agendized items except as authorized by law. Speakers are requested to limit their comments to no more than three minutes each, speaking once.

5. ORAL COMMUNICATIONS FOR NON-PUBLIC HEARING ITEMS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)

The public may at this time address the members of the Planning Commission on any matters within the jurisdiction of the Planning Commission. No action may be taken on non-agendized items except as authorized by law. Speakers are requested to limit their comments to no more than three minutes each, speaking once.

6. APPROVAL OF MINUTES

6.A. APPROVAL OF THE MINUTES - October 28, 2025

RECOMMENDED ACTION

- APPROVE the minutes as listed.

7. NEW PUBLIC HEARING

7.A. CONSIDER ADOPTING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING SITE PLAN AND DESIGN REVIEW NO. 04-24 FOR DEMOLITION OF AN EXISTING BUILDING AND ALL ASSOCIATED SITE IMPROVEMENTS AND DEVELOPMENT OF A NEW 58,938 SQUARE FOOT CLASS A LIGHT INDUSTRIAL BUILDING AND ASSOCIATED IMPROVEMENTS AT 2277 E. 220TH ST (APN 7316-025-079, 7316-025-080)

RECOMMENDED ACTION

- 1. CONDUCT a Public Hearing; and
- 2. ADOPT Resolution No. 25- 2893, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING SITE PLAN AND DESIGN REVIEW NO. 04-24 FOR DEMOLITION OF AN EXISTING BUILDING AND ALL ASSOCIATED SITE IMPROVEMENTS AND DEVELOPMENT OF A NEW 58,938 SQUARE FOOT CLASS A LIGHT INDUSTRIAL BUILDING AND ASSOCIATED IMPROVEMENTS AT 2277 E. 220TH ST (APN 7316-025-079, 7316-025-080)"

8. MANAGER'S REPORT

9. ORAL COMMUNICATIONS (COMMISSIONERS)

10. ADJOURNMENT

Date Posted: November 19, 2025



Report to Planning Commission

Tuesday, November 25, 2025, 6:30 PM

APPROVAL OF MINUTES 6A.

TO: Planning Commission
FROM: McKina Alexander, Planning Manager
PREPARED BY: Laura Gonzalez, Planning Secretary
SUBJECT: APPROVAL OF THE MINUTES - October 28, 2025

I. SUMMARY

The Planning Division is seeking approval of the following minutes:

- Tuesday, October 28, 2025

II. RECOMMENDATION

APPROVE the minutes as listed.

III. ATTACHMENTS

1. Minutes, October 28, 2025

Attachments

[Minutes 10-28-25.pdf](#)



**CITY OF CARSON
MINUTES
PLANNING COMMISSION
OCTOBER 28, 2025**

1. CALL TO ORDER: PLANNING COMMISSION

The meeting was called to order at 6:31 P.M. by Chair Dianne Thomas in the Helen Kawagoe Council Chambers, Carson City Hall, 701 E. Carson Street, Carson, California 90745.

2. ROLL CALL

Planning Secretary Laura Gonzalez noted the roll:

Planning Commissioners Present: Chair Dianne Thomas, Vice Chair Louie Diaz, Commissioner Del Huff, Commissioner DeQuita Mfume, Commissioner Frederick Docdocil, Commissioner Leticia Wilson, Commissioner Clarence Johnson

Commissioners Absent: Commissioner Jaime Monteclaro, Commissioner Carlos Guerra

Also Present: Community and Economic Development Director Nathan Freeman, Planning Manager McKina Alexander, Associate Planner Max Castillo, Assistant City Attorney Benjamin Jones

3. FLAG SALUTE

Commissioner Docdocil led the Pledge of Allegiance.

4. ORAL COMMUNICATIONS FOR MATTERS NOT LISTED ON THE AGENDA

None.

**5. ORAL COMMUNICATIONS FOR NON-PUBLIC HEARING ITEMS LISTED ON THE AGENDA
(MEMBERS OF THE PUBLIC)**

None.

6. APPROVAL OF MINUTES

6.A. APPROVAL OF MINUTES - OCTOBER 14, 2025

RECOMMENDED ACTION

— APPROVE the minutes as listed.

Motion To Approve submitted by Louie Diaz seconded by Frederick Docdocil resulting in 7-0-0-0-2 Absent was Carlos Guerra, Jaime Monteclaro

7. NEW PUBLIC HEARING

7.A. CONSIDER ADOPTING A RESOLUTION FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 00018-25 FOR A 51-UNIT CONDOMINIUM DEVELOPMENT AT 438 W. CARSON STREET (APN 7343019092)

RECOMENDED ACTION

- 1. CONDUCT a Public Hearing; and
- 2. WAIVE further reading and ADOPT Resolution No. 25- _ , entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 00018-25 FOR A 51-UNIT CONDOMINIUM DEVELOPMENT AT 438 W. CARSON STREET (APN 7343019092)"

Commissioner Huff - Why is all the affordable housing one bedroom?

Doug Maupin (Applicant) - It's expensive to give away a two-bedroom. We are talking about selling units at \$200,000.00 - \$250,000.00 below market value to provide affordable units. It was a monetary consideration on our part.

Chair Thomas - I appreciate the emergency fire zone.

Carlos Gonzalez (Resident) - My parents' backyard is southeast of this project and they are concerned about their privacy. Are there going to be any windows facing their back yard?

Doug Maupin - There's going to be a parking structure facing their backyard.

Planning Manager Alexander - We had concerns about the adjacent homes and wanted to make sure that privacy was addressed. We made sure there weren't any impacts from the building in that location as well as doing outreach to the community.

Commissioner Docdocil - I want to acknowledge the fact that the applicant and staff took the lessons that we've learned from previous meetings about development. In this specific instance, the fire lane and the emergency exits have been addressed before bringing this to the commission.

Motion To Approve submitted by Louie Diaz seconded by Frederick Docdocil resulting in 6-0-1-0-2 Abstained by Del Huff, Absent was Carlos Guerra, Jaime Monteclaro

Chair Thomas allowed Angelica Garcia to make an announcement.

Angelica Garcia (speaker) - I am here on behalf of the L.A. Rivers and Mountains Conservancy to share information about Para Todos Campaign. It's focused on uplifting the southeast L.A. communities. With many upcoming planning and development decisions in this region whether related to open space, transportation, housing or climate resilience, they intersect with the L.A. River and we're working to ensure that residents, community-based organizations, and city leaders are supported in pursuing the river adjacent improvements such as shared multi-benefit

corridors, green infrastructure to reduce flooding and improve air quality, safe access to parks, habitats, and recreation space. We also want to highlight that there are state funding opportunities available through the agency to help cities like Carson advance projects. As you continue to evaluate future development along the river and throughout the city, we would welcome the opportunity to meet with you, partner, share resources, and provide letters of support, or anything we can do to help.

8. MANAGER'S REPORT

Community Development & Economic Director Nathan Freeman - Given that it's day two for me, I'm going to pass the baton to my colleague McKina who's going to give you the update. Before I do, I would like to acknowledge staff who did an incredible amount of work to prepare the agenda and the report for you this evening. Our job as staff is always to give you good information so that you can make informed decisions for this community. That's always our goal and our objective. Thank you for your service to our community. I'm looking forward to working with you in the future.

Planning Manager Alexander - A brief reminder that November 5th will be your opportunity to present the annual project update to the City Council.

Chair Thomas - The election is happening on the 4th, which throws the council meeting to the 5th.

9. ORAL COMMUNICATIONS (COMMISSIONERS)

Commissioner Wilson - Go Dodgers!

Commissioner Docdocil - Director Freeman welcome to Carson. It's always nice to have these efficient meetings. We're continuing to learn based on previous meetings. It's a good thing in terms of growth. I missed the unveiling of our new amphitheater, but I had the opportunity to be part of the Philippine American History Month celebration/Larry Itliong which was held at this location. It's a beautiful facility. It's nice to see these developments come to fruition for the next generation to see.

Commissioner Huff - I would like to congratulate all my colleagues on the fine work that we're doing. Thank you staff for everything that you do and welcome Mr. Freeman.

Commissioner Johnson - Happy to be here and happy to serve. Welcome Mr. Freeman.

Commissioner Mfume - Welcome Mr. Freeman. I was very impressed by the amphitheater. I'm very proud to be a member, a citizen, and to live in the City of Carson. I see it developing and growing, and it's come a long way in a short period of time.

Vice Chair Diaz - Welcome Director Freeman. Thank you staff for providing all the information that we need to make sound and wise decisions for the betterment of the city and for the community at large.

Chair Thomas - We are very excited to welcome Nathan Freeman. He brings a lot of expertise, energy, ideas, and all the things that we need to move forward. Some of you have had conversations with some of my colleagues who were a little concerned from time to time about the lack of

meetings that we were having. A lot of things were happening over the past few months, whether they were on a personal level or business level, the work was still getting done. Be ready, we are about to get busy again. The video that will be shown on the 5th is a small testament of all the work that we've done in the past. The commissioner and staff are to be commended.

10. ADJOURNMENT

Meeting was adjourned by Chair Dianne Thomas at 7:07 P.M.

Dianne Thomas, Chairperson

Attest:

Laura Gonzalez, Planning Secretary



Report to Planning Commission

NEW PUBLIC HEARING 7A.

TO: Planning Commission
FROM: Nathan Freeman, Director of Community and Economic Development
PREPARED BY: McKina Alexander, Planning Manager
Richard Garcia, Associate Planner
SUBJECT: CONSIDER ADOPTING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING SITE PLAN AND DESIGN REVIEW NO. 04-24 FOR DEMOLITION OF AN EXISTING BUILDING AND ALL ASSOCIATED SITE IMPROVEMENTS AND DEVELOPMENT OF A NEW 58,938 SQUARE FOOT CLASS A LIGHT INDUSTRIAL BUILDING AND ASSOCIATED IMPROVEMENTS AT 2277 E. 220TH ST (APN 7316-025-079, 7316-025-080)

PROJECT/APPLICATION INFORMATION

Project Summary:	A request for approval of site plan and design review for a new 58,938 square foot industrial warehouse.
Project Location:	2277 E. 220 th St.
Assessor's Parcel Number (APN)	7316-025-080 and 7316-025-079
General Plan/Zoning:	Light Industrial/Manufacturing Light – Design Overlay (ML-D)
Project Applicant:	Watson Land Company (Daniel Wilson)
Project Owner:	Watson Land Company

I. OVERVIEW

A. Introduction: Site Plan and Design Review Criteria

The subject property is zoned Manufacturing Light - Design Overlay (ML-D). Section 9113.2 of the Carson Municipal Code (CMC) stipulates that development in areas located within the Design Overlay is subject to Site Plan and Design Review in order to achieve special standards of design, architectural quality, style and compatibility, landscape treatment, and functional integration of neighboring developments.

CMC Section 9172.23 regulates the procedure for processing and deciding Site Plan and Design Review applications, which applies to this application due to the subject property being located within the Design Overlay. Section 9172.23 provides that the following findings must be made in the affirmative in order to approve a Site Plan and Design Review:

- a. Compatibility with the General Plan, any specific plans for the area, and surrounding uses.
- b. Compatibility of architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces, and other features relative to a harmonious and attractive development of the area.

- c. Convenience and safety of circulation for pedestrians and vehicles.
- d. Attractiveness, effectiveness, and restraint in signing graphics and color.
- e. Development scheduling (if phased development), which will satisfy the above criteria in each phase.
- f. Conformance to any applicable design standards and guidelines which have been adopted pursuant to CMC 9172.15. Such design standards and guidelines may be generally applicable or may specify different requirements for different areas.

The applicant, Watson Land Company, is requesting approval of a Site Plan and Design Review application to redevelop an existing property with a new warehouse facility within their industrial park that borders Wilmington Avenue and Carson Street. The subject property is located at the corner of E. 220th St. and Arnold Center Rd.

B. Project Description

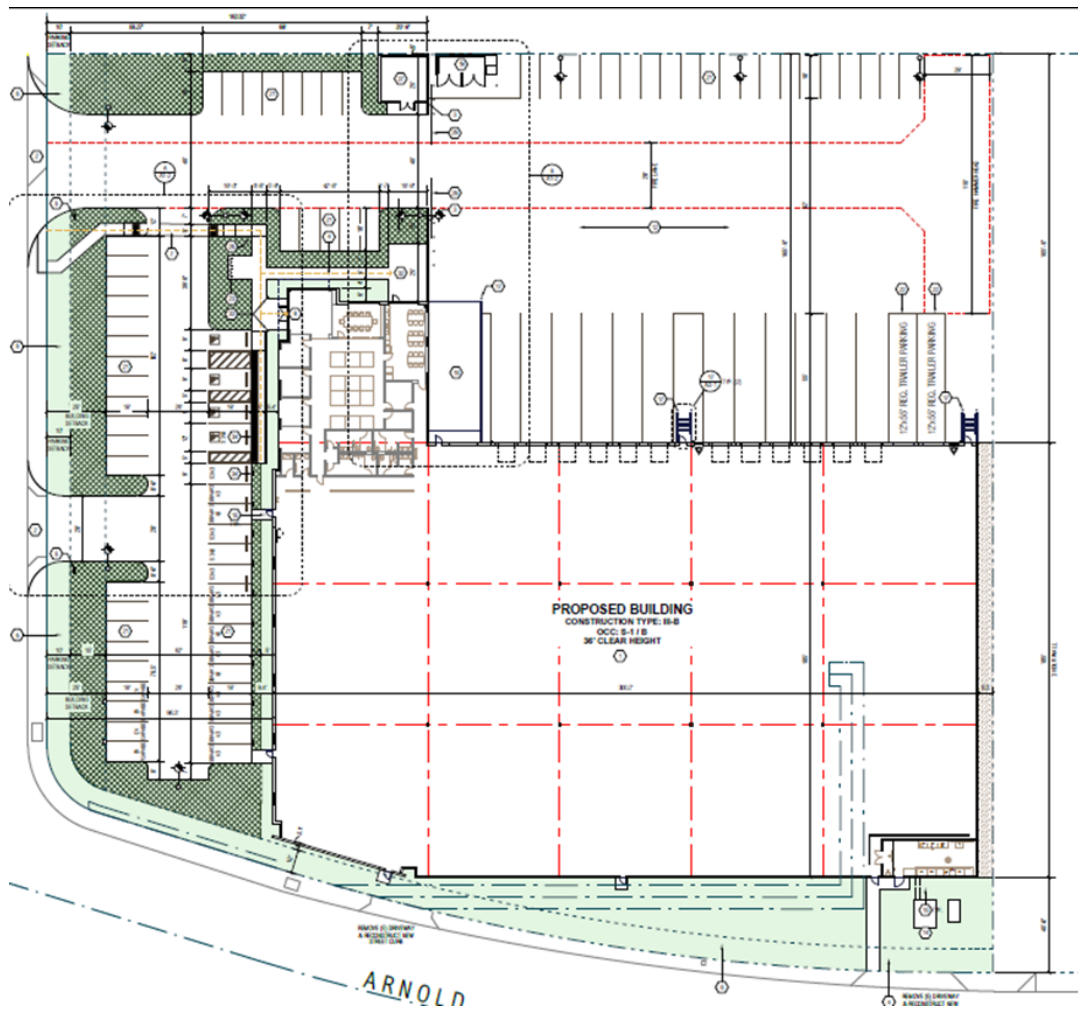
As shown in the attached site plan and floor plans (Attachment 1), the proposed project would include one building as follows:

A new building that would be 58,938 square feet on a 3.38-acre lot (147,362 square feet). The building would have one story including 4,467 square feet of office space and 54,471 square feet of warehouse space. The loading area is proposed to the West and is screened from 220th St. by part of the proposed building and an eight-foot-tall screen wall. There would be eleven dock-high loading bays on the building, and one grade-level roll up door in the loading area. The proposed building would be accessed from 220th Street via two driveways that would provide access to 73 passenger vehicle parking spaces as follows:

- o 50 standard spaces (9'x19')
- o 20 EV spaces (8'x16')
- o 3 accessible spaces

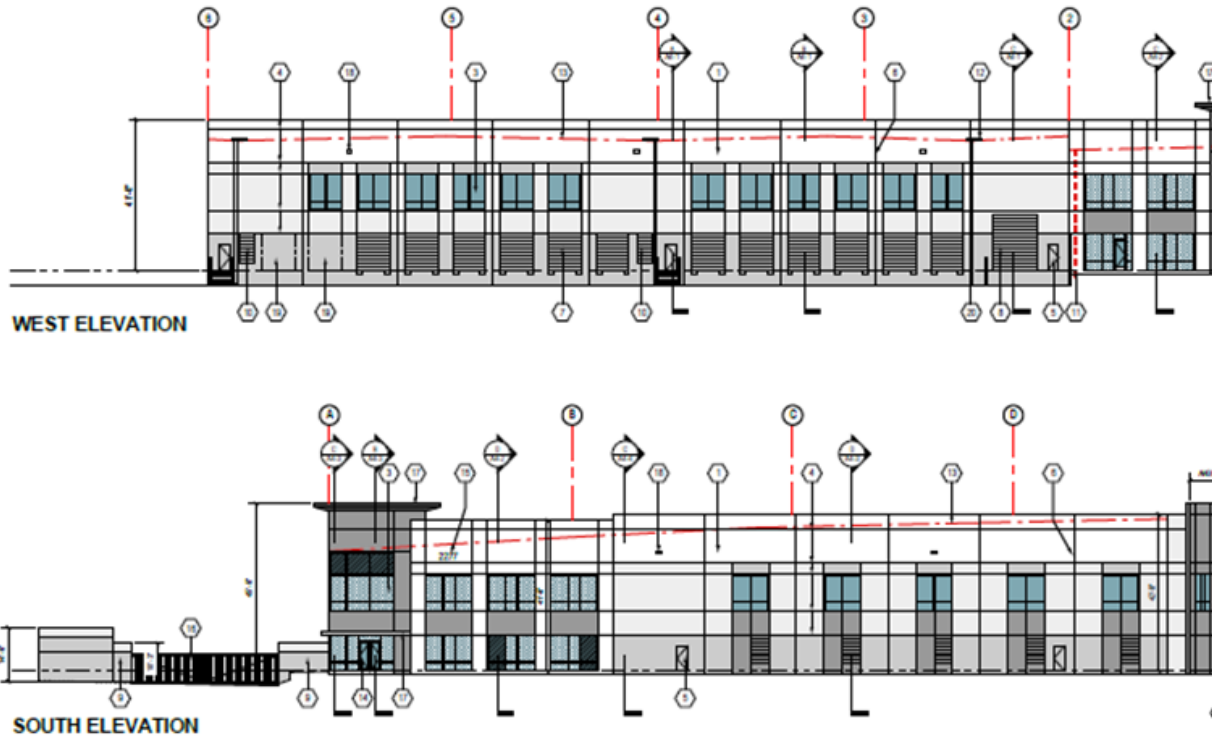
The required number of trailer parking stalls (two) is also provided. In addition, there would be a bike rack accommodating six bicycle parking spaces installed near the office and a total of 21,938 square feet of landscaping (14.8 percent) located primarily along the property's street frontage and the parking area. A trash enclosure containing a trash bin and a recycling bin would be provided near the loading dock on the west side of the building.

Site Plan



As shown on the attached elevations and perspectives, the proposed building would be approximately 45 feet in height. The design features a typical tilt-up warehouse construction with concrete walls accented by glass elements along the facade. New landscaping is proposed throughout the parking areas and along street-facing frontages. In total, approximately 21,938 square feet of landscaping is included to enhance the appearance of the newly developed building.

Elevations



C. Existing Site Conditions

1. Land Use Information

As shown on the attached radius map, the project site is located on the northwest corner of 220th St. and Arnold Center Road. The site is 3.3 acres in area and is comprised of portions of Los Angeles County Tax Assessor Parcel Numbers (APN) 7316-025-079 and 7316-025-080. As part of this project the applicant must submit for a parcel merger of the two lots that contain the proposed project prior to issuance of building permits (as provided in the Conditions of Approval). The parcel merger would be subject to approval by the Community & Economic Development Director.

The project site is largely surrounded by warehouse and logistic facilities in the Watson Corporate Center development area of the City. This whole area is comprised of properties zoned Light Manufacturing and is part of the Design Overlay, which is an overlay zone applicable in addition to the Light Manufacturing base zoning. The nearest residential zone is over 1,200 feet away from this property. That residential neighborhood is east of the project location past the Alameda corridor and train tracks. To the west, the nearest residential neighborhood is over 2,600 ft away.

2. Site Conditions

The project site is currently developed with a two-story office building. There are three driveways to access the property currently. The proposed project is only depicting 2 driveways, both on the 220th Street side, so the existing driveway on Arnold Center Road will be removed. It has been difficult for the property owner to keep the existing building occupied, and it has been vacant for some time now. The site is surrounded by a combination of decorative wrought iron fencing and landscaping along the street-facing property lines.

3. General Plan and Zoning Information

The following table summarizes the surrounding land uses, zoning, and general plan designations:

Table - Land Use Summary Table

	Existing Use	Zoning	General Plan
Subject Site	Vacant (Office Building)	Manufacturing, Light	Light Industrial

North of Subject Site	Warehouse/Logistics	Manufacturing, Light	Light Industrial
South of Subject Site (across 220th St.)	Warehouse/Logistics	Manufacturing, Light	Light Industrial
East of Subject Site (across Arnold Center Rd)	Warehouse/Logistics	Manufacturing, Light	Light Industrial
West of Subject Site	Warehouse/Logistics	Manufacturing, Light	Light Industrial

II. ANALYSIS OF APPLICABLE DEVELOPMENT STANDARDS

A. General Plan Consistency

The proposed development project is consistent with the General Plan and the applicable General Plan land use designation (Light Industrial) of the site for the following reasons:

- The Light Industrial designation is intended to provide for a wide variety of industrial uses and to limit those involving hazardous or nuisance effects as defined in the zoning code. Typical uses are manufacturing, research and development, and warehouse and distribution facilities including logistic uses. This project is proposing a facility that would accommodate said uses.
- Performance and development standards for the Light Industrial designation are intended to allow for a wide range of uses as long as the uses will not adversely impact adjacent uses. This project would not adversely impact any of the surrounding uses as it would be consistent with the uses already present.
- The proposed project complies with the maximum allowable 0.4 FAR limitation stipulated in the General Plan's Light Industrial Land Use Designation.

B. Zoning Ordinance Compliance

The proposed development project is consistent with the applicable base zoning designation of the site (Manufacturing-Light), which allows for warehousing uses by right. The proposed development complies with the following development and design standards of the CMC:

Development Standard	Required	Provided
Parking	40	73
Floor Area Ratio	.4	.4
Height	No limit	45'
Setbacks ft (Front, Side, Rear)	(25', 10', none)	(96', 10', 6')
Landscaping	5% of Parking Area	47%
Lot Area	20,000 sq'	147,362 sq'
Street Frontage and Access	Access from street or alley, 100 ft wide street frontage	Two driveways along 220 th Street
Lot width	100 ft	294 ft at most narrow width

With respect to traffic, a trip generation assessment memo (Attachment 3) has been prepared for the project and reviewed by the City's Traffic Engineer, who upon doing so determined the proposed project will not have any significant traffic effects. According to the memo, the proposed project will result in a net reduction in daily traffic trips of 440 two-way trips per day and a net reduction in both AM and PM peak hour trips (59 AM peak hour trips and 58 PM peak hour trips) as compared to the historical/permitted general office use, and will generate just 18 daily truck trips.

III. ENVIRONMENTAL REVIEW

The proposed project is limited to Site Plan and Design Review pursuant to CMC Section 9172.23. The California Environmental Quality Act (CEQA) applies only to discretionary projects proposed to be carried out or approved by public agencies. To trigger CEQA, the discretionary component of an action must give the agency the authority to consider a project's environmental consequences. Although Site Plan and Design Review approvals pursuant to CMC 9172.23(B)(1) involve discretion of the Planning Commission in applying the facts to determine if the required affirmative findings of CMC 9172.23(D) can be made, the Planning Commission's discretion is limited to the issues associated with the required findings. Accordingly, the City cannot impose conditions of approval that constitute environmental impact mitigation measures exceeding the scope of such issues. Additionally, design-related issues such as those found in CMC 9172.23 have been held not to require the separate invocation of CEQA, as it is common sense that such issues do not relate to the potential for whether a project causes a significant effect on the environment. (Pub. Res. Code §21080; *McCorkle Eastside Neighborhood Group v. City of St. Helena*, 31 Cal.App.5th 80 (2018)).

Alternatively, in the event it is determined that the proposed project does constitute a discretionary project within the meaning of CEQA, the proposed project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15332, In-Fill Development, which consists of projects meeting all of the following conditions:

- (a) 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.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare, or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

The project meets all the criteria for this CEQA categorical exemption. 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, as discussed above. The proposed development is within the City of Carson jurisdiction, and the project site is not larger than five acres and is substantially surrounded by urban, light industrial uses. There is no natural or native vegetation on the project site; the property has no value as a habitat for endangered, rare or threatened species. The site was previously (and is currently) developed and can be adequately serviced by all required utilities and public services. Approval of the project will not result in any significant effects related to traffic, noise, air quality or water quality.

IV. PUBLIC HEARING NOTICE

Public Notice was given in accordance with Part 7 of the Carson Zoning Ordinance (CMC 9173.22). Notice of public hearing was posted to the project site and mailed to property owners and occupants within a 750' radius by October 30, 2025. The agenda was posted at City Hall no less than 72 hours prior to the Planning Commission meeting.

V. CONCLUSION AND RECOMMENDATION

Staff recommends the Planning Commission:

- **CONDUCT** a public hearing; and
- **ADOPT** Resolution No. 25-___, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING SITE PLAN AND DESIGN REVIEW NO. 4-24 FOR DEMOLITION OF AN EXISTING BUILDING AND ALL ASSOCIATED SITE IMPROVEMENTS AND DEVELOPMENT OF A NEW 58,938 SQUARE FOOT CLASS A LIGHT INDUSTRIAL BUILDING AND ASSOCIATED IMPROVEMENTS AT 2277 E. 220TH ST."

VI. ATTACHMENTS

1. Plans
2. Radius Map
3. Traffic Trip Generation Assessment Memo
4. Draft Resolution No 25 - ___
5. Conditions of Approval (Exhibit B to Draft Resolution)

Attachments

[Attachment 1 - Plans.pdf](#)

[Attachment 2 - Radius Map.pdf](#)

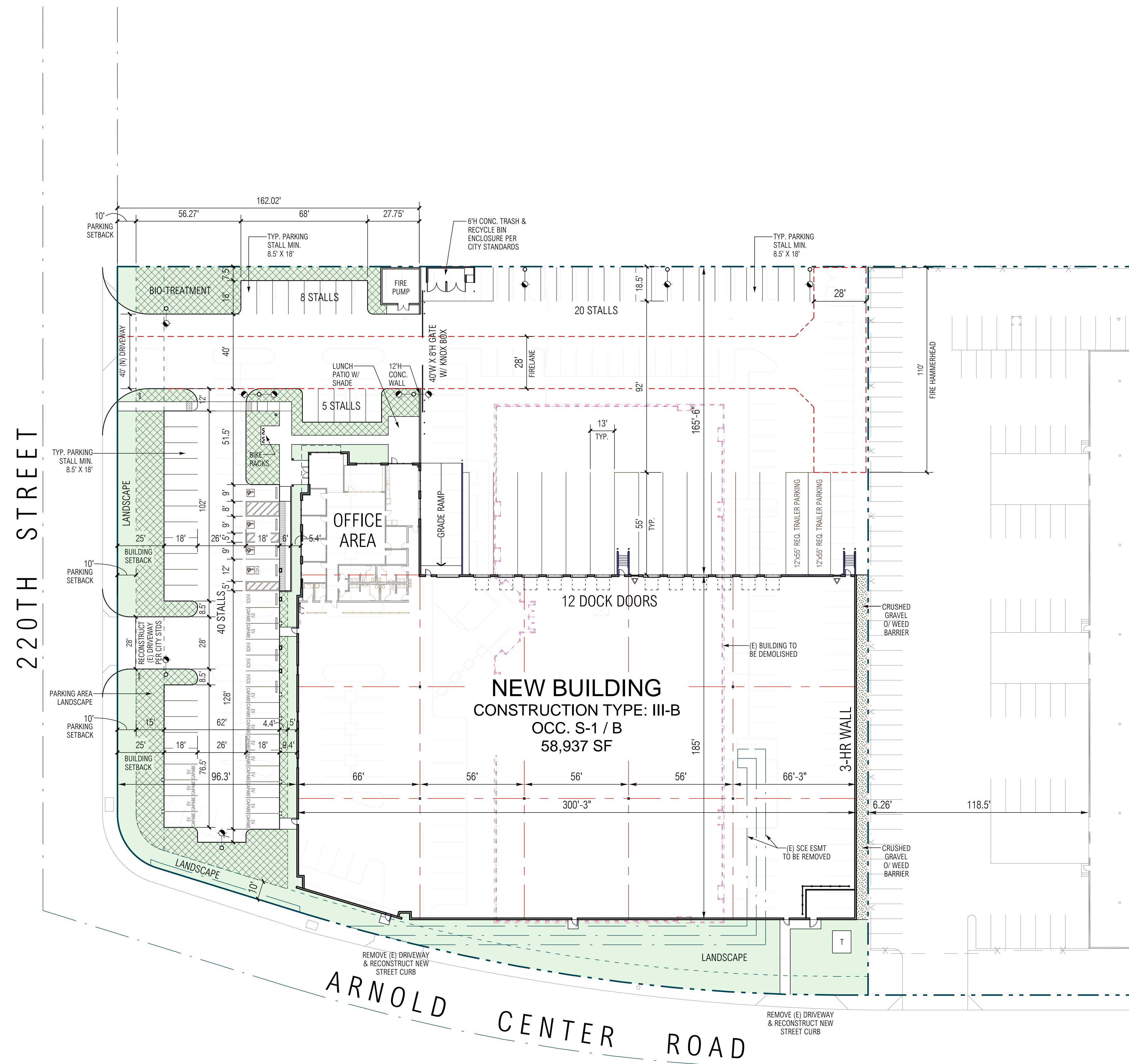
[Attachment 3 - Traffic Trip Generation Assessment Memo.pdf](#)

[Attachment 4 - Draft Resolution.pdf](#)

[Attachment 5 - Conditions of Approval \(Exhibit B to Draft Resolution\).pdf](#)

PROJECT DATA

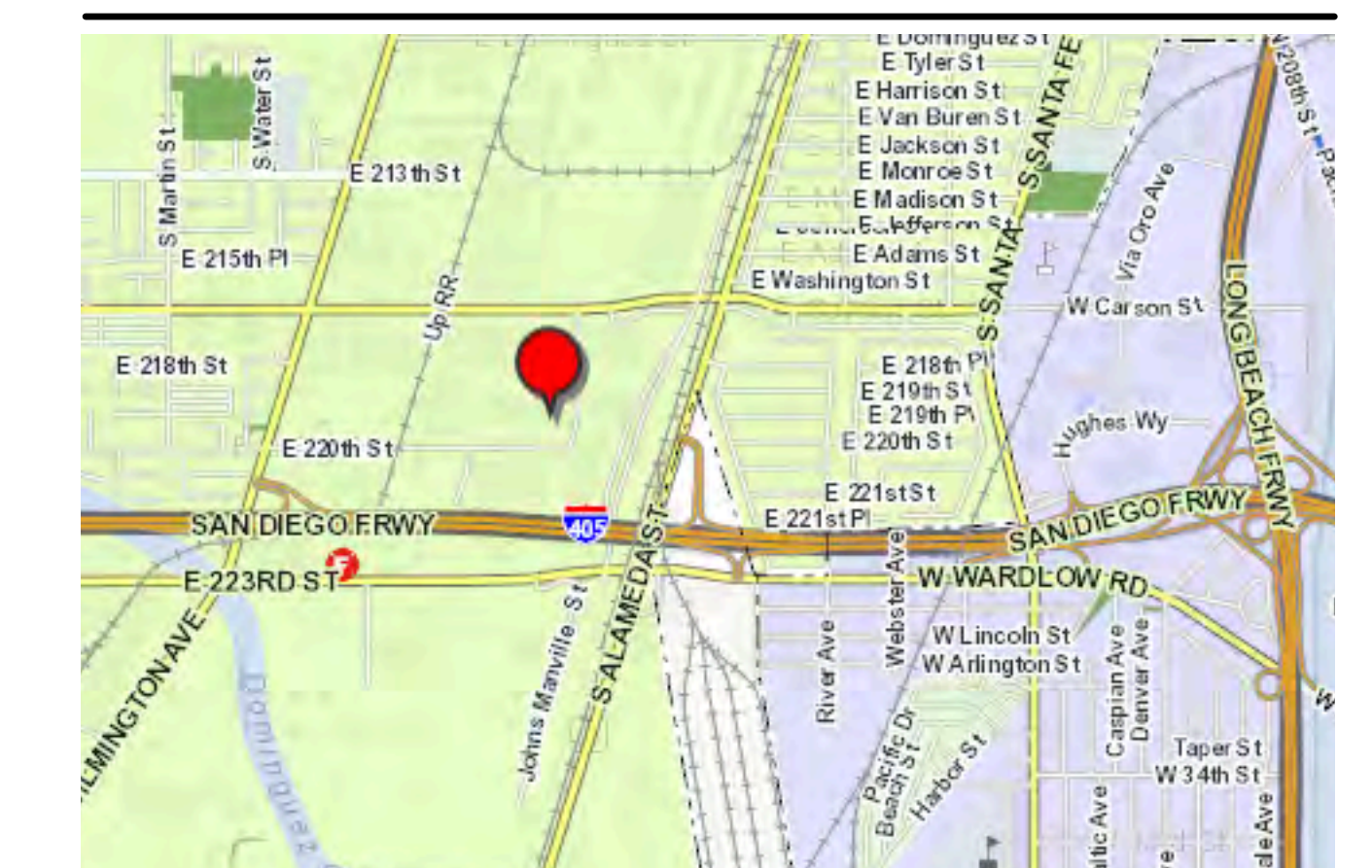
ZONE:	M-1
APN:	7316-025-097
APPROX. SITE AREA:	147,362 SF 3.38 AC
BUILDING AREA:	
GROUND FLOOR	58,937 SF
G.F.A.	58,937 SF
COVERAGE:	45%
F.A.R.	.40
AUTO PARKING REQUIRED:	40 STALLS
58,937 SF WHSE @ 1/1500 SF	
* INCLUDES UP TO 10% ANCILLARY OFFICE	
AUTO PARKING PROVIDED:	73 STALLS
TRAILER PARKING:	2 REQUIRED 2 PROVIDED
1 PER 7 DOCK DOORS REQUIRED	
TRAILERS PROVIDED	
LANDSCAPE:	
AUTO PARKING AREA	22,572 SF
LANDSCAPE REQUIRED (5% OF PKG. AREA)	1,114 SF
LANDSCAPE PROVIDED IN PARKING AREA	9,010 SF
TOTAL LANDSCAPE PROVIDED:	21,954 SF



GENERAL NOTES

1. ANY EXISTING ON SITE OIL WELLS SHALL BE CONFIRMED TO BE ABANDONED PER CURRENT CITY & COUNTY STANDARDS.
2. THE FINAL LOCATION OF THE ELECTRICAL TRANSFORMER SHALL BE SHOWN ON THE FINAL PLANS. IT SHALL NOT BE LOCATED IN THE FRONT SETBACK AREA, AND SHALL BE SCREENED FROM PUBLIC VIEW TO THE SATISFACTION OF THE PLANNING DEPARTMENT.
3. THE FINAL WORKING DRAWINGS SHALL INCLUDE A ROOF SECTION WHICH SHOWS THE LOCATION OF ROOF EQUIPMENT AND ILLUSTRATES THE METHOD OF SCREENING, PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
4. A LANDSCAPING PLAN SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS AND SHALL BE IMPLEMENTED PRIOR TO OCCUPANCY.
5. THE PROJECT DOES NOT PROPOSE ANY TENANT SIGNAGE AT THIS TIME.
6. ALL FIRE LANES ARE 28'-0" WIDE.
7. LANDSCAPE DESIGN SHALL COMPLY W/ CMC SECTION 9168.1, WATER EFFICIENT LANDSCAPING.
8. THERE ARE NO HIGH VOLTAGE POWER TRANSMISSION LINES EXCEED 66 KV ADJACENT TO THE PROPERTY.
9. DECORATIVE METAL FENCE WILL BE PLACED ON THE INTERIOR SIDE OF THE EXISTING NORTHERN PERIMETER WALL SUBJECT TO PLANNING REVIEW AND APPROVAL.

VICINITY MAP



SCALE: 1" = 30'-0" 0' 10' 20' 50' 100'

PREPARED BY:



DEVELOPER / OWNER:



22010 WILMINGTON AVENUE
CARSON, CA 90745
TEL: 310-952-6400
FAX: 310-522-8788

WATSON 205

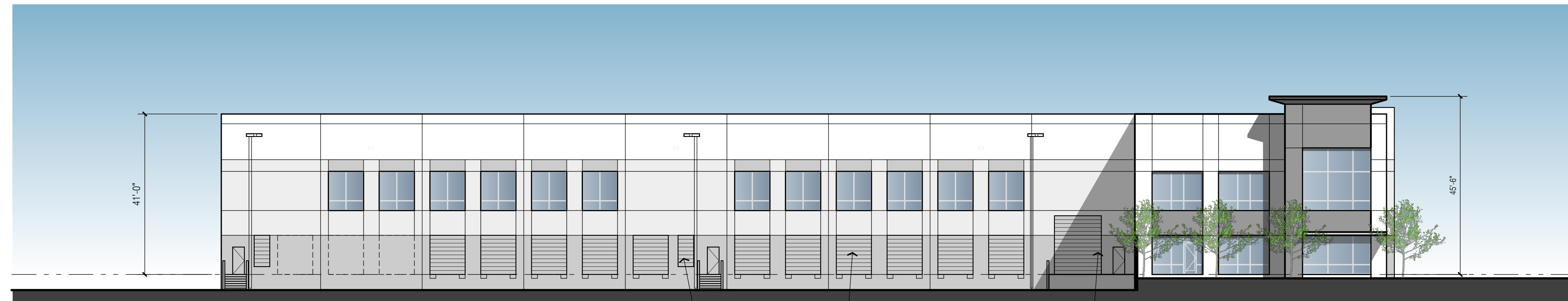
2277 E. 220TH STREET CARSON, CA

SCHEMATIC SITE PLAN

MARK	DATE	DESCRIPTION
	8/13/25	0.4 FAR UPDATE
	11/13/23	PLANNING SUBMITTAL SET
	2/1/21	PLANNING SUBMITTAL SET
	1/12/21	SCHEMATIC PLAN REVIEW
	8/13/19	CONCEPTUAL SITE PLAN

RG&A PROJECT NO:	19093.00
CAD FILE NAME:	19093-00-A1-1-P
DRAWN BY:	CS
CHK'D BY:	CS
COPYRIGHT:	RG&A, OFFICE OF ARCHITECTURAL DESIGN
SHEET TITLE:	

A1-1-P



WEST ELEVATION

PAINTED AIR-INTAKE LOUVER
 PAINTED DOCK DOORS
 PAINTED GRADE RAMP DOOR



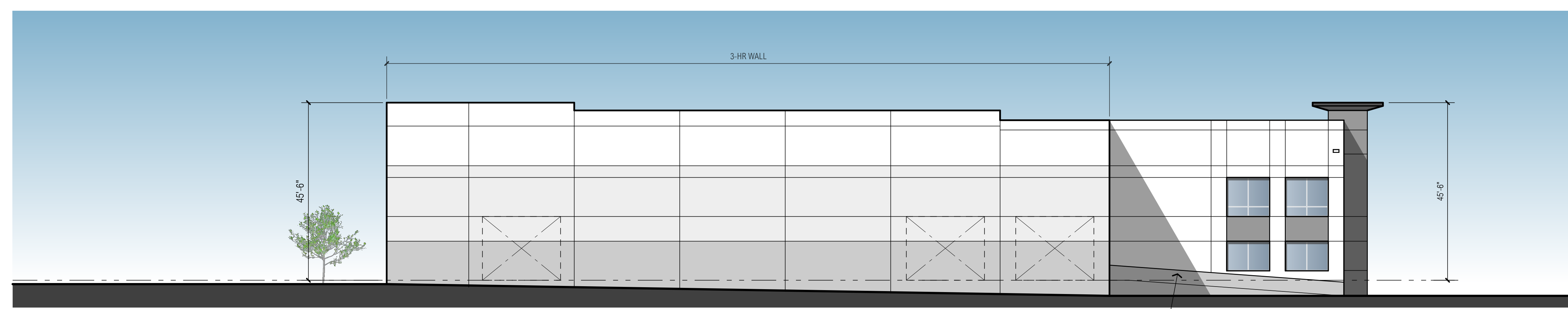
SOUTH ELEVATION

PRIMARY BUILDING ENTRANCE
 TWO-STORY GLAZING
 PAINTED AIR-INTAKE LOUVER
 WAREHOUSE CLERESTORY GLAZING
 ANGLD WALL
 PAINTED MAN-DOOR



EAST ELEVATION

ANGLED WALL
 WAREHOUSE CLERESTORY GLAZING
 PAINTED MAN-DOOR



NORTH ELEVATION

PAINTED RAMP-WALL

PREPARED BY:
RG A
 Office of Architectural Design
 15231 Alton Parkway, Suite 100
 Irvine, CA 92618
 T 949-341-0920
 FX 949-341-0922

DEVELOPER / OWNER:
WATSON
 LAND COMPANY
 22010 WILMINGTON AVENUE
 CARSON, CA 90745
 TEL: 310-952-6400
 FAX: 310-522-8788

WATSON 205

2277 E. 220TH STREET CARSON, CA

SCHEMATIC SITE PLAN

MARK	DATE	DESCRIPTION
	8/13/25	0.4 FAR UPDATE
	2/1/21	PLANNING SUBMITTAL SET
	1/12/21	SCHEMATIC PLAN REVIEW
	8/13/19	CONCEPTUAL SITE PLAN

RG A PROJECT NO:	19093.00
CAD FILE NAME:	19093-00-A3-1-P
DRAWN BY:	CS
CHK'D BY:	CS
COPYRIGHT:	RG A, OFFICE OF ARCHITECTURAL DESIGN
SHEET TITLE:	
A3-1-P	



PLANTING LEGEND

TREES				
SYMBOL	BOTANICAL/Common Name	SIZE	QTY	WUCOLS
	<i>Koelreuteria bipinnata</i> Chinese Flame Tree	36" Box	1	M
	<i>Pistacia chinensis</i> Chinese Pistache	24" Box	5	L
	<i>Magnolia g. 'Russett'</i> Magnolia	24" Box	8	M
	<i>Tristania conferta</i> Brisbane Box	24" Box	20	M
	<i>Washingtonia robusta</i> Mexican Fan Palm	10' bt	3	L

SHRUBS				
SYMBOL	BOTANICAL/Common Name	SIZE	QTY	WUCOLS
	<i>Acca sellowiana</i> Pineapple Gauva	5 Gal	0	M
	<i>Callistemon 'Little John'</i> Dwarf Bottle Brush	5 Gal	0	M
	<i>Dietes bicolor</i> Fortnight Lily	1 Gal	76	L
	<i>Ligustrum j. Texanum</i> Texas Privet	5 Gal	80	M
	<i>Pittosporum t. 'Creme De Mint'</i> Variegated Mock Orange	5 Gal	586	M
	<i>Rhapiolepis l. 'Clara'</i> Indian Hawthorn	5 Gal	30	M

GROUND COVER				
SYMBOL	BOTANICAL/Common Name	SIZE	QTY	WUCOLS
	<i>Carissa m. 'Green Carpet'</i> Natal Plum	1 Gal	4' O.C.	L
	<i>Hemerocallis hybridus-Yellow</i> Yellow Day Lily	1 Gal	24" O.C.	M
	<i>Lantana montevidensis</i> Purple and White Lantana	1 Gal	24" O.C.	L
	<i>Lantana montevidensis</i> Yellow	1 Gal	24" O.C.	L
	<i>Rosmarinus o. 'Prostratus'</i> Prostrate Rosemary	1 Gal	24" O.C.	L

EXISTING LANDSCAPE TO REMAIN PROTECTED IN PLACE

TREES



Koelreuteria bipinnata / Chinese Flame Tree



Tristania conferta / Brisbane Box



Pistacia chinensis / Chinese Pistache



Washingtonia robusta / Mexican Fan Palm



Magnolia g. 'Russett' / Magnolia

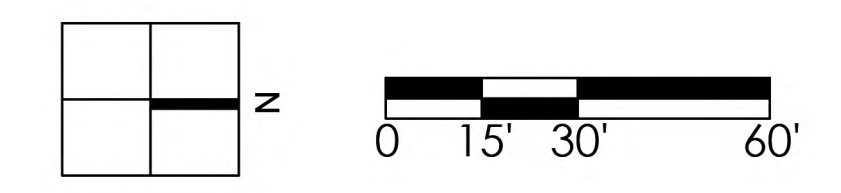
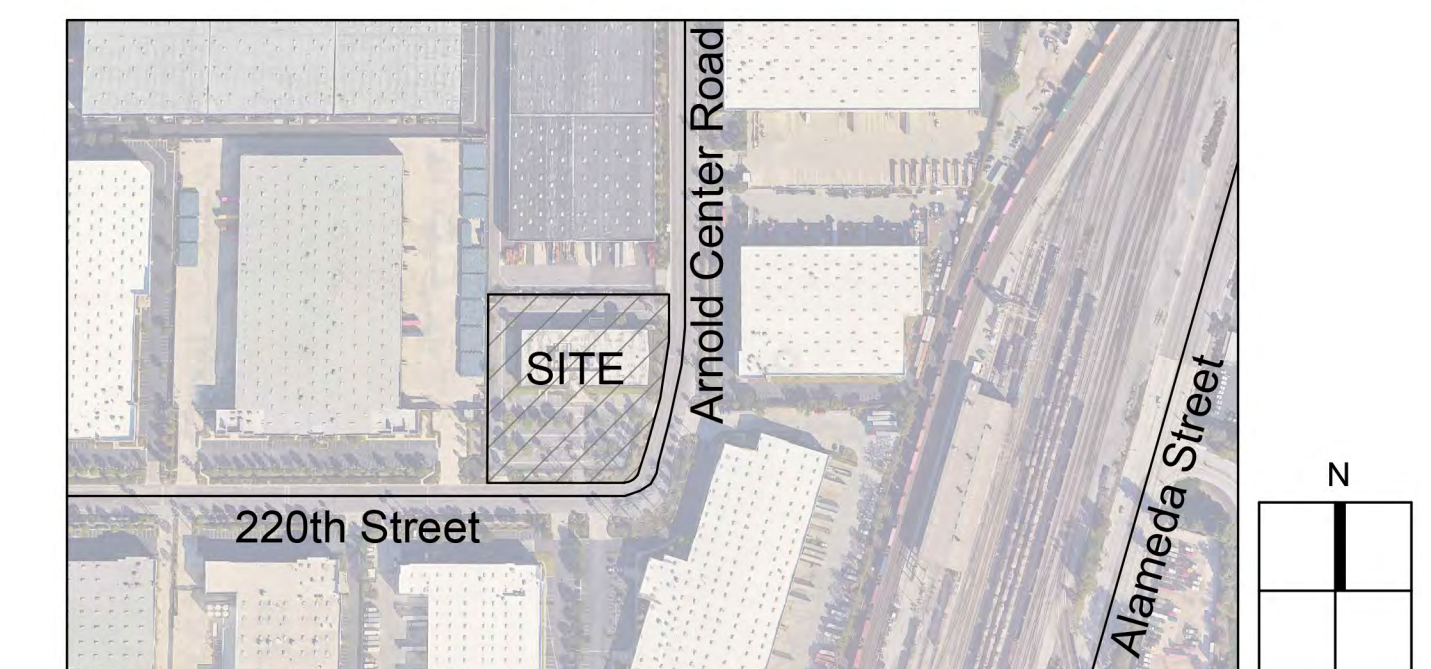
WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration Rate (Eto): 46.62

Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area	ETAF x Area	Estimated Total Water Use (ETWU) Gallons per Year	Estimated Total Water Use (ETWU) Acre Feet per Year
Regular Landscape Areas Potable Water								
Hydrozone 1	0.3	Drip	0.9	0.33	5,664	1,888	44,203	0.14
Hydrozone 2	0.3	Spray	0.75	0.40	18,421	7,368	63,894	0.20
Totals						24,085	9,256	
ETWU Total							108,097	0.33
Maximum Allowed Water Allowance (MAWA)							313,273	0.96
Special Landscape Areas Recycled Water								
					1	-	-	0.00
					1	-	-	0.00
					1	-	-	0.00
					1	-	-	0.00
Totals						-	-	0.00
ETWU Total							-	0.00
Maximum Allowed Water Allowance (MAWA)							-	0.00

ETAF Calculations		Irrigation Efficiency	
Regular Landscape Areas			
Total ETAF x Area	9,256	Drip Irrigation	0.81
Total Area	24,085	Overhead Spray	0.75
Average ETAF	0.384322	Rotors	0.75
All Landscape Areas			
Total ETAF x Area	9,256		
Total Area	24,085		
Sitewide ETAF	0.384322		

VICINITY MAP



SHEET 1

Watson 205

21-019
01.29.21 06.20.25
04.05.21
07.09.24

Watson Land Company

Carson, California



HUNTER LANDSCAPE

711 FEE ANA STREET PLACENTIA, CA 92870
714.986.2400 FAX 714.986.2408

SHRUBS 



Acca sellowiana /
Pineapple Gauva



Callistemon 'Little John' /
Dwarf Bottle Brush



Dietes bicolor /
Fortnight Lily



Ligustrum j. Texanum /
Texas Privet



Pittosporum t. 'Creme De Mint' /
Variegated Mock Orange



Rhampholepis i. 'Clara' /
Indian Hawthorn

GROUNDCOVER 



Carissa m. 'Green Carpet' /
Natal Plum



Hemerocallis hybridus-Yellow /
Yellow Day Lily



Lantana montevidensis /
Purple and White Lantana

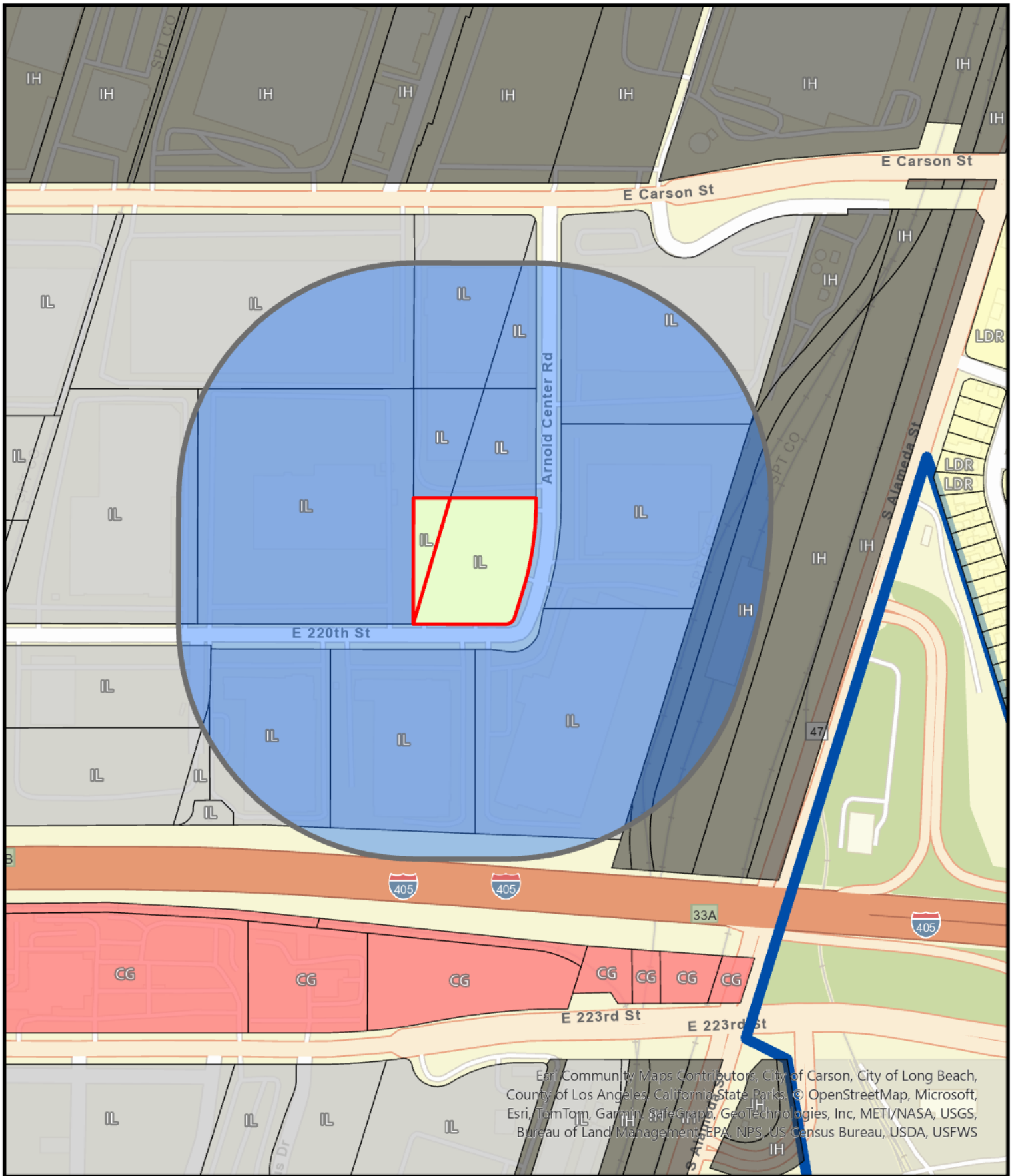


Lantana montevidensis /
Yellow



Rosmarinus o. 'Prostratus' /
Prostrate Rosemary





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2277 E 220th St. (APNs: 7316-025-079, 080)

Public Notice Area: 750 foot radius

City of Carson



TECHNICAL MEMORANDUM

DATE: August 1, 2025
TO: Craig Halverson, Watson Land Company
FROM: Charlene So, Urban Crossroads, Inc.
JOB NO: 15991-03 TG Memo



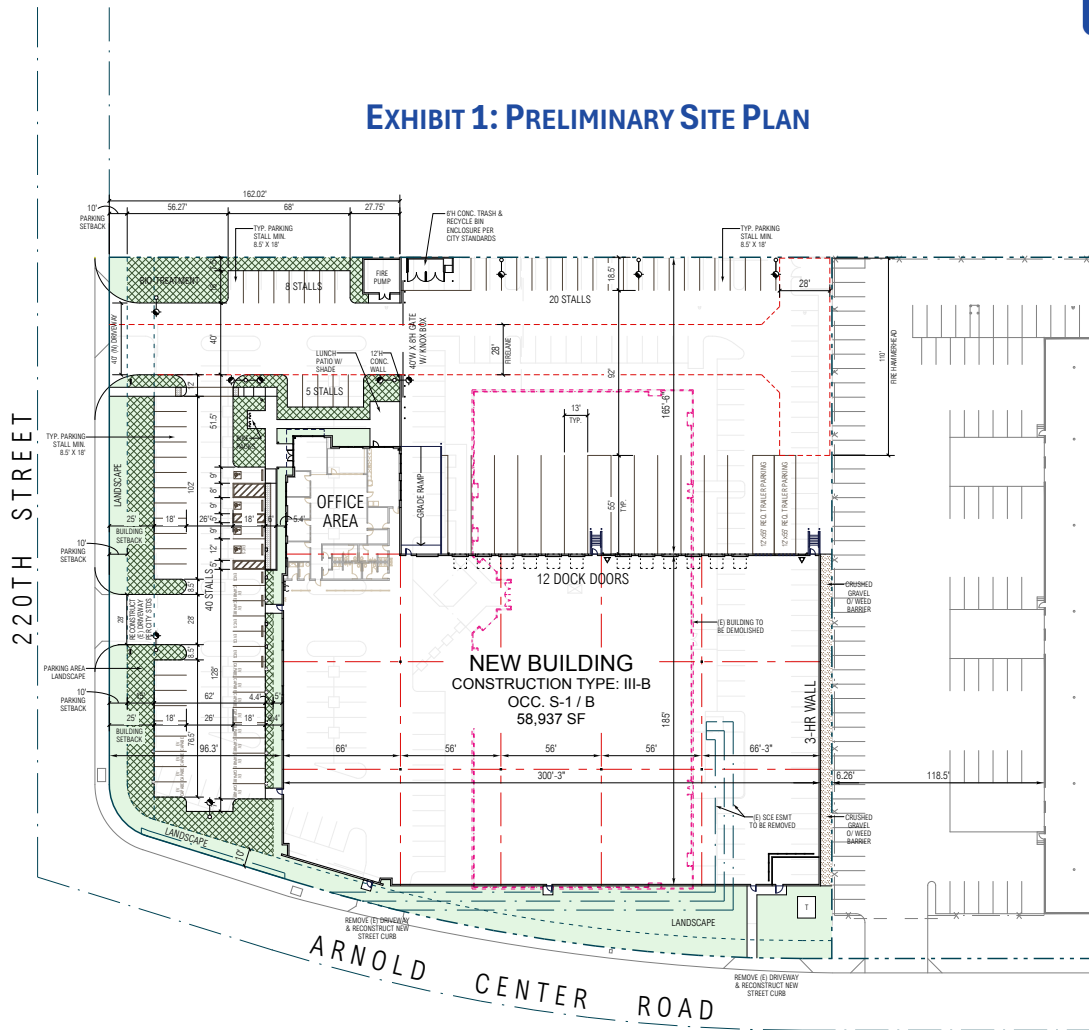
SUBJECT: WATSON 205 TRIP GENERATION ASSESSMENT

Urban Crossroads, Inc. is pleased to submit the following Trip Generation Assessment for the Watson 205 development (referred to as Project), which is located at 2277 E. 220th Street in the City of Carson. This trip generation letter describes the proposed Project trip generation and follows the County's Transportation Impact Analysis Guidelines (County Guidelines) dated July 23, 2020, as the City does not have their own guidelines. The purpose of the following trip generation assessment is to determine whether additional traffic analysis is necessary per the County Guidelines.

HISTORICAL USE & PROPOSED PROJECT

Although currently vacant, the existing site is currently developed with a 67,294 square foot general office building. The Project is proposing to redevelop the site with a 58,937 square foot industrial building. For the purposes of this assessment, the proposed Project will be evaluated assuming 58,937 square feet of General Light Industrial use in an effort to conduct a conservative assessment and overstate as opposed to understate potential traffic generation for the Project. A preliminary site plan is shown on Exhibit 1. The westerly driveway on 220th Street will serve passenger car and truck access while the easterly driveway (closest to Arnold Center Road) will serve passenger car traffic only.

EXHIBIT 1: PRELIMINARY SITE PLAN



TRIP GENERATION

Trip generation represents the amount of traffic that is attracted and produced by a development and is based upon the specific land uses planned for a given project. Given the trip generation for the proposed Project is unique and specific to a variety of events, driveway counts have been conducted in order to develop the traffic characteristics of the proposed Project.

HISTORICAL/PERMITTED USE

In order to develop the traffic characteristics of the historical use, trip-generation statistics published in the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition, 2021) for General Office (ITE Land Use Code 710). Table 1 presents the trip generation rates used for this assessment along with the resulting trip generation summary for the general office use. As shown in Table 1, the office use (if occupied) would generate a net total of 366 two-way trips per day with 28 AM peak hour trips and 28 PM peak hour trips.

TABLE 1: HISTORICAL/PERMITTED TRIP GENERATION SUMMARY

Land Use ¹	Units ²	ITE LU Code	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
General Office	TSF	710	1.34	0.18	1.52	0.24	1.20	1.44	10.84

¹ Trip Generation Source: ITE Trip Generation Manual, 11th Edition (2021).

² TSF = thousand square feet

Land Use	Quantity	Units ¹	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
General Office	67.294	TSF	90	12	102	16	80	96	730

¹ TSF = thousand square feet

PROPOSED PROJECT

In order to develop the traffic characteristics of the proposed Project, trip-generation statistics published in the ITE Trip Generation Manual (11th Edition, 2021) for General Light Industrial (ITE Land Use Code 110) was used, which is described below:

- General Light Industrial (ITE Land Use Code 110) has been used to derive site specific trip generation estimates for up to 58,937 square feet of the proposed Project. A light industrial facility is a free-standing facility devoted to a single use that has an emphasis on activities other than manufacturing. Typically, there is minimum office space. The vehicle mix has been obtained from the ITE's Trip Generation Manual. The truck percentages were further broken down by axle type per the following South Coast Air Quality Management District (SCAQMD) recommended truck mix: 2-Axle = 16.7%; 3-Axle = 20.7%; 4+-Axle = 62.6%.

Table 2 presents the trip generation rates used for this assessment and also shows the resulting Project trip generation summary. As shown in Table 2, the proposed Project is anticipated to generate a total of 290 two-way trips per day with 43 AM peak hour trips and 38 PM peak hour trips.

TABLE 2: PROJECT TRIP GENERATION SUMMARY

Land Use ¹	Units ²	ITE LU Code	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
General Light Industrial ³	TSF	110	0.651	0.089	0.740	0.091	0.559	0.650	4.870
Passenger Cars			0.645	0.085	0.730	0.086	0.554	0.640	4.620
2-Axle Trucks			0.001	0.001	0.002	0.001	0.001	0.002	0.042
3-Axle Trucks			0.001	0.001	0.002	0.001	0.001	0.002	0.052
4+-Axle Trucks			0.004	0.002	0.006	0.003	0.003	0.006	0.157

¹ Trip Generation & Vehicle Mix Source: ITE Trip Generation Manual, 11th Edition (2021).

² TSF = thousand square feet

³ Truck Mix: South Coast Air Quality Management District's (SCAQMD) recommended truck mix, by axle type.

Normalized % - Without Cold Storage: 16.7% 2-Axle trucks, 20.7% 3-Axle trucks, 62.6% 4-Axle trucks.

Land Use	Quantity	Units ¹	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
General Light Industrial	58.937	TSF							
Passenger Cars:			38	5	43	5	33	38	272
2-axle Trucks:			0	0	0	0	0	0	4
3-axle Trucks:			0	0	0	0	0	0	4
4+-axle Trucks:			0	0	0	0	0	0	10
Total Truck Trips:			0	0	0	0	0	0	18
Total Trips (Actual Vehicles)²			38	5	43	5	33	38	290

¹ TSF = thousand square feet

² Total Trips = Passenger Cars + Truck Trips.

TRIP GENERATION COMPARISON

The trip generation for the proposed Project and the net change in trips as compared to the historical/permitted general office use are summarized in Table 3. As shown in Table 3, the proposed Project is anticipated to result in a net reduction in daily trips of 440 two-way trips per day and a net reduction in both AM and PM peak hour trips (59 AM peak hour trips and 58 PM peak hour trips) as compared to the historical/permitted general office use.

TABLE 3: TRIP GENERATION COMPARISON

Land Use	AM Peak Hour			PM Peak Hour			Daily
	In	Out	Total	In	Out	Total	
Historical/Permitted: General Office	90	12	102	16	80	96	730
Proposed: General Light Industrial	38	5	43	5	33	38	290
Net Change (Proposed - Historical/Permitted)	-52	-7	-59	-11	-47	-58	-440

FINDINGS

Projects that are anticipated to produce a net 50 or more peak hour trips through an intersection or net 110 trips or more per day are required to prepare a Traffic Impact Analysis. As noted previously, the development of the proposed Project (General Light Industrial) is anticipated to result in a net reduction in daily and AM and PM peak hour trips as compared to the historical/permitted office use (see Table 3). As such, no additional peak hour intersection operations analysis is necessary beyond this trip generation assessment.

If you have any questions, please contact me directly at cso@urbanxroads.com.

CITY OF CARSON
PLANNING COMMISSION

RESOLUTION NO. 25-___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING SITE PLAN AND DESIGN REVIEW NO. 4-24 FOR DEMOLITION OF AN EXISTING BUILDING AND ALL ASSOCIATED SITE IMPROVEMENTS AND DEVELOPMENT OF A NEW 58,938 SQUARE FOOT CLASS A LIGHT INDUSTRIAL BUILDING AND ASSOCIATED IMPROVEMENTS AT 2277 E. 220TH ST (APN 7316-025-079, 7316-025-080)

WHEREAS, on October 3, 2023, the City of Carson (City) Department of Community Development, Planning Division received an application from Watson Land Company (Daniel Wilson) for real property located at 2277 E. 220th St. (Los Angeles County Assessor’s Parcel Numbers 7316-025-079 and 7316-025-080) and described in Exhibit “A” attached hereto, requesting approval of Site Plan and Design Review (DOR) No. 4-24 for the development of a new 58,938 square foot class A light industrial building and associated improvements; and

WHEREAS, studies and investigations were made and a staff report with recommendations was submitted, and the Planning Commission, upon giving the required notice, did on the 25th of November, 2025, conduct a duly noticed public hearing as required by law to consider said Site Plan and Design Review application. Notice of the hearing was originally posted and mailed to property owners and properties within a 750-foot radius of the project site by October 30th, 2025.

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

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

SECTION 2. With respect to **Site Plan and Design Review No. 4-24**, the Planning Commission finds as follows:

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

The proposed development provides two vehicular driveways, both located on 220th Street. Only one of the two driveways (the westerly driveway) will be used for the truck circulation on the property and will provide direct access to the truck loading area, which includes 11 dock-high loading bays and one grade-level roll up door. Passenger vehicles will have the ability to use both driveways to access passenger vehicle parking stalls, which are separated from the truck loading area. The proposed development plan provides 73 passenger vehicle parking spaces, which meets the requirements of the City's Zoning Ordinance, in addition to the required two trailer parking stalls. With respect to traffic, a trip generation assessment memo has been prepared for the project and reviewed by the City's Traffic Engineer, who upon doing so determined the proposed project will not have any significant traffic effects. According to the memo, the project will result in a net reduction in daily traffic trips of 440 two-way trips per day and a net reduction in both AM and PM peak hour trips (59 AM peak hour trips and 58 PM peak hour trips) as compared to the historical/permitted general office use, and will generate just 18 daily truck trips.

- d) No signage is currently being proposed as part of the project. Any signage that may be proposed moving forward shall comply with applicable Carson Municipal Code (CMC) provisions and shall exhibit attractiveness, effectiveness and restraint in signing graphics and color.
- e) The proposed development will be completed in one phase.
- f) The proposed project meets the development standards required by the CMC including setbacks, design, and landscaping, as conditioned.
- g) The required findings pursuant to CMC Section 9172.23(D)(1) can be and are made in the affirmative.

SECTION 3. The Planning Commission further finds as follows with respect to compliance with the California Environmental Quality Act (CEQA), based on the entire administrative record:

a) The proposed project is limited to Site Plan and Design Review pursuant to CMC Section 9172.23. CEQA applies only to discretionary projects proposed to be carried out or approved by public agencies. To trigger CEQA, the discretionary component of an action must give the agency the authority to consider a project's environmental consequences. Although Site Plan and Design Review approvals pursuant to CMC 9172.23(B)(1) involve discretion of the Planning Commission in applying the facts to determine if the required affirmative findings of CMC 9172.23(D) can be made, the Planning Commission's discretion is limited to the issues associated with the required findings. Accordingly, the City cannot impose conditions of approval that constitute environmental impact mitigation measures for DOR No. 4-24 exceeding the scope of such issues. Additionally, design-related issues such as those found in CMC 9172.23 have been held not to require the separate invocation of CEQA, as it is common sense that such issues do not relate to the potential for whether a project causes a significant effect on the environment. (Pub. Res. Code §21080; *McCorkle Eastside Neighborhood Group v. City of St. Helena*, 31 Cal.App.5th 80 (2018)).

b) In the alternative, in the event it is determined that the proposed project does constitute a discretionary project within the meaning of CEQA, the proposed project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15332 (In-fill Development Projects). None of the exceptions set forth in CEQA Guidelines Section 15300.2 apply. A Notice of Exemption shall be filed with the County Clerk of the County of Los Angeles pursuant to CEQA.

SECTION 4. The Planning Commission of the City of Carson, based on the findings set

forth above, does hereby approve Site Plan and Design Review No. 4-24 for the demolition of an existing building and all associated site improvements and development of a new 58,938 square foot class A light industrial building and associated improvements, subject to the Conditions of Approval contained in Exhibit “B” attached hereto.

SECTION 5. This decision of the Planning Commission shall become effective and final 15 days after the date of the action unless an appeal is filed within that time in accordance with Section 9173.4 of the City’s Zoning Ordinance.

SECTION 6. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

APPROVED and **ADOPTED** this ___th day of November 2025.

DIANNE THOMAS
CHAIRPERSON

ATTEST:

LAURA GONZALEZ
PLANNING SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION

The Land referred to herein below is situated in the City of Carson, County of Los Angeles, State of California, and is described as follows:

PARCEL 2 OF PARCEL MAP NO. 12209, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 121 PAGES 26 AND 27 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

For conveyancing purposes only: APN : 7316-025-079 (Affects : Portion of Land) and APN: 7316-025-080 (Affects : Portion of Land)

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

**EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 4-24**

GENERAL CONDITIONS

1. Interim Development Impact Fee: In accordance with Article XI (Interim Development Impact Fee Program) of the Carson Municipal Code ("CMC"), the applicant, property owner, and/or successor to whom this project approval is assigned ("Developer") shall be responsible for payment of one-time interim development impact fees ("IDIF") at the applicable rate detailed below for each square foot of industrial development constructed for the project. If the project increases or decreases in regard to the number of square footage constructed, the total IDIF amount will be adjusted accordingly at the applicable rate.

Per CMC 11504, the IDIF shall be paid prior to issuance of the building permit(s), and the applicable IDIF rate (detailed below) shall be that in effect at the time of such payment, unless the timing or requirements of payment is modified by applicable State Law. No building permit shall be issued prior to the full payment of the required IDIF amount, which payment shall be made in one lump sum installment. IDIF amounts/rates are subject to adjustment every July 1st based on State of California Construction Cost Index (Prior March to Current March Adjustment), per CMC Section 11500.

IDIF amounts/rates for industrial development have been set at \$3.68 per square foot for Fiscal Year 2025-26, effective July 1, 2025, through June 30, 2026. Based on these rates, the Developer would be responsible for a total payment of IDIF in the amount of \$216,891.84 for the proposed project, calculated as follows: 58.938 sq. ft. X \$3.68 per sq. ft. = \$216.891.84

However, if the IDIF for the project is not paid in 2025-26 fiscal year (i.e., by June 30, 2026), a new IDIF rate/amount will apply for the period of July 1, 2026, through June 30, 2027, based on the IDIF rate for Fiscal Year 2026-27, and so on for subsequent fiscal year(s). The fee for Fiscal Year 2026-2027 IDIF has not yet been determined.

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

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

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

2. If a building permit for Design Overlay Review No. 4-24 is not issued within **two years** of its effective date, said permit shall be declared null and void unless an extension of
-

time is previously approved by the Planning Commission.

3. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
 4. Developer shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
 5. Developer shall comply with all city, county, state and federal regulations applicable to this project.
 6. Any substantial project revisions will require review and approval by the Planning Commission. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
 7. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
 8. A modification of these conditions, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
 9. It is further made a condition of this approval that if any condition is violated or if any law, statute, or ordinance is violated, this permit may be revoked by the Planning Commission pursuant to Section 9172.28 of the Zoning Ordinance.
 10. Precedence of Conditions. If any of these Conditions of Approval alter a commitment made by the Developer in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.
 11. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits, and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
 12. Deposit Account. A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust deposit shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days and funds shall be deposited within 10 days of the request therefor, or work may cease on the Project.
-

13. Indemnification. The applicant, owner(s), and tenant(s), for themselves and their successors in interest (“Indemnitors”) agree to defend, indemnify and hold harmless the City of Carson, its agents, officers, and employees, and each of them (“Indemnitees”), from and against any and all liabilities, damages, losses, costs, fees, expenses, penalties, errors, omissions, forfeitures, actions, and proceedings (collectively, “Claims”) against Indemnitees to attack, set aside, void or annul any of the project entitlements or approvals that are the subject of these conditions, and any Claims against Indemnitees which are in any way related to Indemnitees’ review of or decision upon the project that is the subject of these conditions (including without limitation any Claims related to any finding, determination, or claim of exemption made by Indemnitees pursuant to the requirements of the California Environmental Quality Act), and any Claims against Indemnitees which are in any way related to any damage or harm to people or property, real or personal, arising from Indemnitors’ operations or any of the project entitlements or approvals that are the subject of these conditions. The City will promptly notify Indemnitors of any such claim, action, or proceeding against Indemnitees, and Indemnitors shall either undertake the defense of the matter or pay Indemnitees’ associated legal costs or shall advance funds assessed by the City to pay for defense of the matter by the City Attorney. In the event the City opts for Indemnitors to undertake defense of the matter, the City will cooperate reasonably in the defense, but retains the right to settle or abandon the matter without Indemnitors’ consent. Indemnitors shall provide a deposit in the amount of 100% of the City’s estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney’s fees, and shall make additional deposits as requested by the City to keep the deposit at such level. If Indemnitors fail to provide or maintain the deposit, Indemnitees may abandon the action and Indemnitors shall pay all costs resulting therefrom and Indemnitees shall have no liability to Indemnitors.

AESTHETICS

14. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division.
15. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
16. Graffiti shall be removed from all areas within twenty-four (24) hours of written notification by the City of Carson, including graffiti found on perimeter walls and fences. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modification (i.e. fencing, landscaping, chemical treatment, etc.).
17. The proposed project site shall be maintained free of debris, litter, and inoperable vehicles at all times. The subject property shall be maintained to present an attractive appearance to the satisfaction of the Planning Division.

LANDSCAPE/IRRIGATION

Before issuance of building permit

18. Landscaping shall comply with the provisions of Section 9168 of the Zoning Ordinance, “Water Efficient Landscaping.”
 19. Landscaping shall be provided with a permanently installed, automatic irrigation system and operated by an electrically timed controller station set for early morning or late evening irrigation.
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20. Installation of 6" x 6" concrete curbs are required around all landscaped planter areas, except for areas determined by National Pollutant Discharge Elimination System (NPDES) permit or other applicable condition of approval that requires certain landscaped areas to remain clear of concrete curbs for more efficient storm water runoff flow and percolation. Revised landscaping and irrigation plans shall be reviewed and approved by the Planning Division should subsequent modifications be required by other concerned agencies regarding the removal of concrete curbs.
21. The proposed irrigation system shall include best water conservation practices.
22. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
23. Prior to Issuance of Building Permit, the applicant shall submit two sets of landscape and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division.

LIGHTING

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

PARKING

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

TRASH

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

UTILITIES

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

Before Certificate of Occupancy

33. Developer shall remove, at its own expense, any obstructions within the utility easements that would interfere with the use for which the easements are intended.
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34. Any aboveground utility cabinet or equipment cabinet shall be screened from the public right-of-way by a decorative block wall or landscaping, to the satisfaction of the Planning Division.

BUILDING AND SAFETY DIVISION

35. Applicant shall submit development plans for plan check review and approval.
36. Developer shall obtain all appropriate building permits and an approved final inspection for the proposed project.
37. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
38. Plans prepared in compliance with the current Building Code shall be submitted to Building Division for review prior to permit issuance.
39. Applicable fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
40. The building shall be addressed as 2277 E. 220th Street, and an application to assign unit numbers shall be filed with the City prior to plan check submittal.
41. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
42. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
43. A grading and drainage plan shall be approved prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
44. A geotechnical and soils investigation report is required; the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
- a. Observation of cleared areas and benches prepared to receive fill;
 - b. Observation of the removal of all unsuitable soils and other materials;
 - c. The approval of soils to be used as fill material;
 - d. Inspection of compaction and placement of fill;
 - e. The testing of compacted fills; and
 - f. The inspection of review of drainage devices.
45. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by other soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the City, a new Preliminary Soils and/or Geotechnical Investigation.
46. Prior to the application of a building or grading permit, a preliminary Geotechnical report that specifically identifies and proposes mitigation measures for any soils or geological problems that may affect site stability or structural integrity shall be approved by the Building Official or his/her designee. The applicant shall submit and
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pay a separate review fee for the soils report prior submitting building and grading plans for review. Approval letter of the geotechnical report review shall be copied and pasted on the first sheet of building and grading plans.

47. Stormwater Planning Program LID Plan Checklist (MS4-1 FORM) completed by Engineer of Record shall be copied on the first sheet of Building Plans and on the first sheet of Grading Plans. The form can be found at the following link <https://www.dropbox.com/scl/fi/up1jbcg2e9sv4i0t6vrp3/CARSON-LID-PLAN-CHECKLIST-MS4-1-FORM.pdf?rlkey=1y5bsf2iladt6mzv56ggyz7cj&dl=0>
 48. All State of California disability access regulations for accessibility shall be complied with.
 49. The subject property shall be surveyed, and the boundaries marked by a land surveyor licensed by the State of California.
 50. Foundation inspection will not be made until the excavation has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.
 51. Separate application and plan review is required for Electrical plans, Mechanical Plans, and Plumbing Plans.
 52. Plumbing fixtures shall be provided as required by the Chapter 4 of the California Plumbing Code. Additional fixtures may be required if not in compliance.
 53. Project shall comply with the CalGreen Non-Residential mandatory requirements.
 54. No form work or other construction materials will be permitted to encroach into adjacent property without written approval of the affected property owner.
 55. Demolition permit is required for any existing buildings which are to be demolished
 56. A building complied with Section 507 of the California Building Code shall have unlimited building area. An exterior wall of an unlimited area building with reduced open space shall comply with Section 507.2.1.
 57. Exterior exit stairways and ramps shall have a minimum fire separation distance of 10 feet measured at right angles from the exterior edge of the stairway or ramps, including landings to the adjacent lot lines per Section 1027.5 of the Building Code.
 58. Prior to the issuance of building permit, a written consent shall be obtained from the current easement holder(s) for any proposed development encroaching into existing easement(s).
 59. All fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
 60. Separate permit is required for Fire Sprinklers.
 61. The proposed site is a combination of lots; a parcel merger must be processed and approved pursuant to CMC 9207.28 or other applicable law prior to issuance of the building permit.
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62. Building permits shall not be issued until the final map has been prepared to the satisfaction of the Building Official.

FIRE DEPARTMENT

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

ENGINEERING SERVICES DEPARTMENT – CITY OF CARSON

64. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9126.8 of the Zoning Ordinance, unless otherwise provided for in these conditions.

65. Public utility easements shall be provided in the locations as required by all utility companies with easements free and clear of obstructions, and electrical utilities shall be installed underground. Alternatively, in the City Engineer's discretion, the City may accept an in-lieu fee in an amount determined by the City Engineer to be sufficient to cover the costs of such undergrounding provided the applicant deposits the full amount of the deposit of the in-lieu fee before issuance of Building Permits. Undergrounding estimate shall be prepared by Southern California Edison and shall be submitted to the City Engineer for his determination.

66. The applicant shall remove at his/her own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.

67. The Developer shall submit an electronic copy of approved plans (such as, Sewer, Street and/or Storm Drain Improvements, whichever applies), to the City of Carson - Engineering Division, prior to issuance of permit by Engineering Division.

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

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

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

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

72. The developer shall pay any applicable fees at the time of the approval of the project prior to the issuance of any permits.

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

74. The Developer shall submit a sewer area study to the Los Angeles County

Department of Public Works (LACDPW) to determine if capacity is adequate in the sewerage system to be used as the outlet for the sewer of this development. If the system is found to have insufficient capacity, the problem must be addressed and resolved to the satisfaction of the L.A. County Sewer Department.

75. Sewer Main and Storm Drain Improvements (if any) along Arnold Center Road and E 220th Street as determined by the sewer area study.
 76. Off-site improvements (eg. driveways, sidewalk, parkway drains, trees, curb/gutter etc) shown on the grading plans must provide a concurrent submittal to City of Carson Engineering Division. Off-site improvements may be shown on a separate set of street improvement plans.
 77. Prior to issuance of Grading permit, developer shall obtain clearance from City of Carson Engineering Division.
 78. Drainage/Grading plan prepared by a registered Civil Engineer shall be submitted for approval of the Building and Safety Division. The Developer shall submit a copy of the approved Drainage/Grading plans on bond paper to the City of Carson - Engineering Services Division of the Department of Public Works.
 79. The Developer shall comply with applicable LID requirements (Carson Municipal Code 5809) and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations to the satisfaction of Building and Safety, L.A. County DPW and the City.
 80. The Developer shall execute and provide to the City Engineer a written statement from the water purveyor indicating 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.
 81. The developer shall contact LA County Sam Abdelhdi (babdel@dpw.lacounty.gov) for street lighting COA.
 82. The Developer shall execute and provide to the City Engineer, a will serve letter from the utility companies.
 83. 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.
 84. Repair any broken or raised/sagged sidewalk, curb, and gutter within the public right of way along Arnold Center Rd. and 220th St. abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
 85. Fill in any missing sidewalk within the public right of way along Arnold Center Rd. and 220th St abutting this proposed development.
 86. Remove and replace any broken/damaged driveway approach within the public right of way along Arnold Center Rd. and 220th St abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
 87. Remove unused driveway approach if any, within the public right of way along Arnold Center Rd. and 220th St. abutting this proposed development and replace it with full
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height curb and gutter and sidewalk per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.

88. The Developer shall modify existing driveways within the public right of way along Arnold Center Rd. and along 220th St abutting this proposed development per City of Carson PW Standard Drawings to comply with the ADA requirements and to the satisfaction of the City Engineer. Project driveway widths wider than City Standards will only be acceptable upon review and approval by the City Engineer.
 89. The developer shall construct new driveway approaches per City of Carson PW Standard Drawings and in compliance with the ADA requirements. The Developer shall protect or relocate any facilities to accommodate the proposed driveway approach. Easement may be required to accommodate the construction of the driveway and meet the ADA requirement. The maximum driveway approach width allowed for the site is 30 feet. Driveway widths wider than City Standards will only be acceptable upon review and approval by the City Engineer.
 90. Provide parkway trees. Install irrigation system for the purpose of maintaining the parkway trees and other vegetation to be planted within the public right of way Arnold Center Rd. and 220th St abutting this proposed development.
 91. The Owner shall annex the area to the L.A. County Lighting Maintenance District, for the purpose of operating and maintaining the streetlights to be installed. The annexation shall be to the satisfaction of L.A. County and shall be completed prior to the issuance of Certificate of Occupancy. Additional streetlight installation or upgrade to existing streetlights may be required as part of the annexation. (Annexation procedure is approximately 12-month).
 92. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.
 93. Arnold Center Road and E. 220th Street fronting the development shall be cold-planned and overlaid with 2" AC pavement by the Developer to establish a positive curb-to-curb crossfall, subject to approval by the City Engineer. Pavement rehabilitation shall also include dig-out areas as necessary.
 94. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of Certificate of Occupancy.
 95. Developer shall pay for any fees applicable at the time of the approval of the projects.
 96. Developer shall apply for a Construction Activities Storm Water General Permit from the State Water Resources Control Board.
 97. Developer shall provide an approved SWPPP stamped by the Los Angeles County Department of Public Works along with WDID number.
 98. 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.
 99. Developer shall submit digital copies of the LID/NPDES/Grading Plans, Hydrology and Hydraulic analysis concurrently to City of Carson, Engineering Services
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Department and Los Angeles County Building & Safety Division. Deliver City copy via e-mail to rjen@carsonca.gov

100. Developer shall complete and submit digital BMP Reporting Template Spreadsheet to Roland Jen at rjen@carsonca.gov.
101. Developer shall submit plans to the Los Angeles County Sanitation District for approval of the sewer connection. Developer shall submit record of the Sanitation District's approval.
102. All striping along the Project's frontage along Arnold Center Rd. and along 220th St Street shall be refreshed. Any existing signs that are along the Project's frontage that are worn, defaced, or faded shall be replaced by the Developer and identified in the Project's signing & striping plans. The Developer shall prepare improvement plans detailing the construction of the signage and striping for City review and approval.
103. All Project driveways and sidewalks shall be built to meet ADA accessibility standards and be built per City Standards.
104. 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.
105. The Developer shall submit improvement plans to the Engineering Division showing all the required improvements in the public right of way for review and approval of the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted. The following are required as a part of the projects improvement plans.
 - a) If rolling gates access/push buttons need to be installed at the site, the gates shall be placed at least 19' behind the right of way line to accommodate the vehicle storage while waiting to open the rolling gates.
 - b) Plant approved parkway trees with irrigation along Arnold Center Road and E 220th Street fronting this proposed development per City of Carson PW Standard Drawings Nos. 117, 117A, 132, 133 and 134.

PUBLIC WORKS STORMWATER – CITY OF CARSON

106. Per City of Carson ordinance 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.
 107. Per City of Carson ordinance 5809 d(2) developer shall comply with all street and road construction of 10,000 sq ft or more of impervious surface, shall manage wet weather with Green Infrastructure: Greens Streets
 108. Developer shall apply for a *Construction Activities Stormwater General Permit* from the State Water Resources Control Board.
 109. Developer shall provide a copy of an approved SWPPP stamped by Los Angeles County Building and Safety Division along with WDID number.
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110. 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
111. 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 City copy via e-mail to rjen@carsonca.gov
112. Developer shall complete, sign and return the *Stormwater Planning Program LID Plan Checklist* form and return to the City via e-mail to rjen@carsonca.gov
113. Prior to issuance of Certificate of Occupancy, the proposed development is subject to the following:
114. 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.
115. Developer shall complete and submit digital BMP Reporting Template Spreadsheet to Roland Jen at rjen@carsonca.gov
116. Covenant shall be reviewed and approved by the City Engineer prior to recordation with the Los Angeles County Registers Recorder/County Clerk.
117. RECORDATION is the responsibility of the Developer. Provide a copy of the recorded covenant agreement to the City Engineer
118. Inspection will be conducted once a year after all Post Construction Best Management Practices (BMP) are constructed.
119. Developer shall provide an approved Notice of Termination (NOT) by the State Water Resources Control Board.

BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

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