



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: March 25, 2008
SUBJECT: Conditional Use Permit No. 616-06
APPLICANT: BP West Coast Products, LLC
1801 Sepulveda Boulevard
P.O. Box 6210
Carson, CA 90749-6210
REQUEST: To construct two petroleum storage tanks to an existing tank farm
PROPERTY INVOLVED: 1150 East Sepulveda Boulevard

COMMISSION ACTION

Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairperson Faletogo			Graber
		Vice Chair Hudson			Saenz
		Cannon			Verrett

Item No. 11A

I. Introduction

The applicant, BP West Coast Products, LLC, is requesting the approval of Conditional Use Permit No. 616-06 for two 260-foot diameter covered external floating roof tanks to store crude oil on approximately 28 acres at the BP Carson Crude Terminal (CCT). The proposed project includes the installation of supporting piping and ancillary equipment. The subject site is located at 1150 East Sepulveda and is zoned MH (Manufacturing, Heavy).

The tanks will be approximately 64 feet in height and will be painted a neutral color in order to minimize attention. The tanks will be equipped with roofs that float on the surface of the stored liquid with seal systems for control of air emissions. To further control any emissions, each tank will also be constructed with a self supporting roof. The fire-suppression systems will include a fire water system with fire hydrants around the perimeter of the containment area and a fire foam delivery system around each tank.

The general objective of the proposed project includes providing additional storage capacity to offload crude oil cargos from Very Large Crude Carrier (VLCC) vessels. Crude oil is received via pipeline, primarily from the Port of Long Beach, and then stored at the BP Carson Crude Terminal before being refined at the BP Carson Refinery. The proposed project would increase petroleum storage capacity at the BP Carson Crude Terminal by 1,000,000 barrels but would not increase the terminal's throughput. No additional truck traffic would occur as a result of this project. Construction is scheduled to commence in 2008, and is scheduled to be completed by the end of 2009.

II. Background

The property is located in the southeastern part of the City along Sepulveda Boulevard. Surrounding land uses are all heavy manufacturing, including the BP Refinery to the north and west, and ConocoPhillips Refinery to the south and east.

According to city records, the Planning Commission approved Conditional Use Permit (CUP) No. 387-91 on December 10, 1991, for construction of a booster pump. However, the booster pump was located on another property other than the property currently under review, and therefore, CUP NO. 387-91 would not be applicable to the proposed project.

In 1949, prior to the City's incorporation, the County of Los Angeles approved Special use Permit (SUP) No. 621 for refinery operations at the Carson Crude Terminal. In 1975, the City of Carson approved SUP No. 125-75 for construction of additional crude oil storage tanks. The proposal for two new petroleum storage tanks was not covered under SUP No. 125-75 and a new CUP has been submitted for review and approval by the Carson Planning Commission for the two proposed tanks.



Staff has obtained the professional services of Ultrasystems Environmental to prepare the environmental documentation required under the California Environmental Quality Act (CEQA). Ultrasystems Environmental prepared the Initial Study in accordance with CEQA based upon the applicant's Environmental Information and Checklist form. The Initial Study determined that there is a potential significant impact to the environment through construction and continued operation of the proposed development. Based on this determination, the Initial Study concluded that the project will require evaluation in an Environmental Impact Report (EIR) in accordance to Section 15161 of the CEQA Guidelines. The EIR serves as an information document that will inform the public and the decision-makers of significant environmental effects of a project, identify possible ways to minimize these significant effects, and describe reasonable alternatives to the project. The following issues were identified to be relevant to the project and have been included in the EIR:

- Air Quality
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Noise
- Public Services
- Transportation/Traffic

The Draft Environmental Impact Report for BP Crude Logistics Optimization Project was released for comment on September 26, 2007. On October 23, 2007, a joint workshop was held by the Environmental Commission and Planning Commission. Although there was not a quorum, the workshop gave the commissioners the opportunity to ask the applicant and the City's consultant questions regarding the Draft EIR. The comment period ended on November 13, 2007 and all comments and all comments received have been responded to in writing in the Final EIR.

The following table summarizes the timeline of the proposed project thus far:

TABLE 1: PROJECT TIMELINE

DATE	EVENT
April 26, 2006	CUP application submitted.
April 27, 2006 to January 4, 2007	Staff review of plans; plan revisions; Request for Proposal (RFP) for environmental services; consultant selection; Initial Study preparation



<u>DATE</u>	<u>EVENT</u>
January 5, 2007	Notice of Preparation (NOP) sent for 30-day review
February 5, 2007	NOP review period ends
February 6, 2007 to September 25, 2007	Preparation of Draft Environmental Impact Report (EIR); Administrative review
September 26, 2007	Draft EIR circulated for 45-day public review
October 23, 2007	Joint Planning Commission and Environmental Commission workshop
November 13, 2007	Draft EIR review period ends
March 14, 2007	Final EIR prepared; Responses to comments on Draft EIR sent to reviewing agencies
March 25, 2008	Planning Commission public hearing to certify Final EIR and approve CUP

III. Analysis

The Draft EIR indicates that there will be no significant impacts on four categories (Hazards and Hazardous Materials, Noise, Public Services, and Transportation and Traffic). Two categories would result in significant effects, but these impacts can be reduced to acceptable levels with the implementation of mitigation measures (Cultural Resources and Geology and Soils). However, there would be a significant effect to short-term construction related air quality, which cannot be mitigated to a less than significant level. Potential impacts and mitigation measures for each of the ten (10) issues listed earlier are fully discussed in the Draft EIR.



Applicable Zoning Ordinance Regulations

The following table summarizes the proposed project's consistency with current site development standards for the MH (Manufacturing, Heavy) zone district and other zoning code sections applicable to this type of proposed use:

Applicable Zoning Ordinance Sections	Compliance	Non-Compliance
Section 9141.1 – Uses Permitted	x	
Section 9143 – Conditional Use Criteria	x	
Section 9145.3 – Street Frontage and Access	x	
Section 9146.12 – Height of Buildings and Structures	x	
Section 9146.22 – Future Rights-of-Way	x	
Section 9146.23 and 9146.24 – Front Yard and Side Yard Abutting a Street	x	
Section 9146.29 - Encroachments	x	
Section 9146.3–9146.6 – Other Site Development Standards (Parking, Trash and Recycling Areas, Walls, Etc.)	x	
Section 9146.7 – Signs	n/a	
Section 9146.8 – Utilities	x	
Section 9146.9 – Site Planning and Design	x	
Division 7 – Environmental Effects	x	
Part 6 – General Development Standards	x	
Section 9172.21 – Conditional Use Permit	x	
Division 3 – Elements of Procedure	x	

Required Findings: Conditional Use Permit

Pursuant to Section 9172.21, Conditional Use Permit (CUP), the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

- a. The proposed use and development will be consistent with the General Plan.
- b. The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development.
- c. There will be adequate street access and traffic capacity.



- d. There will be adequate water supply for fire protection.
- e. The proposed use and development will be compatible with the intended character of the area.
- f. Such other criteria as are specified for the particular use in other Sections of this chapter (Zoning Ordinance).

The proposed project is for expansion of an existing tank farm located in a heavy manufacturing area. The proposed project is consistent with the General Plan designation of Heavy Industrial, and the site is adequate in size, shape, topography, location, utilities, and other factors to support such a project. There will be adequate street access along Sepulveda Boulevard, and the applicant will abide by all fire protection and safety requirements. Adequate water supply is provided. Findings for the CUP are included in the proposed resolution.

Issues of Concern

FENCING: There are two fences located along Sepulveda Boulevard: a chain-link fence which abuts the sidewalk; and a slatted, chain-link fence located 23 feet behind the first fence. A 23-foot wide landscape area and a slope are located between the two fences. It is staff's opinion that only one fence is necessary along Sepulveda Boulevard. Removal of the fence that abuts the sidewalk would make the landscaping more visible.

- **CONDITION:** The chain-link fence along Sepulveda Boulevard that abuts the sidewalk shall be removed prior to issuance of a building permit.

SCREENING: Off-site improvements such as additional landscape screening along Wilmington Avenue would help soften the view of the 64-foot high tanks from the residences to the west across Wilmington Avenue. Staff has discussed this issue with the applicant who is willing to comply with the requirement. Although landscaping does exist along Wilmington Avenue and the homes would be approximately 500 feet from the proposed tanks, it is staff's opinion that vines on the fence would help improve screening.

- **CONDITION:** Vines shall be planted along the fence located on Wilmington Avenue to screen the tanks from the residences to the west. Installation of the vines shall be done prior to issuance of a building permit and subject to the satisfaction of the Planning Division.

IV. Environmental Assessment

The proposed project requires the discretionary approval of the Planning Commission, and therefore, is subject to the requirements of the California Environmental Quality Act (CEQA). An initial study was prepared that indicated that the proposed project may cause significant impacts to the environment. Based on



this analysis, an environmental impact report (EIR, State Clearinghouse No. 2007011016) was prepared pursuant to Section 15161 of the CEQA Guidelines to analyze and disclose potential environmental effects associated with construction and operation of the proposed project. It also identified possible ways to minimize the significant impacts (referred to as mitigation) and evaluated reasonable alternatives to the project. Prior to approval of the project, the Planning Commission, as the Lead Agency, must make the following three certifications as required by Section 15090 of the CEQA Guidelines:

- That the Final EIR has been completed in compliance with CEQA;
- That the Final EIR was presented to the decision-making body of the Lead Agency, and that the decision-making body reviewed and considered the information in the Final EIR prior to approving the project; and
- That the Final EIR reflects the independent judgment and analysis of the Lead Agency.

The Final EIR indicates that the proposed project would result in a significant effect for one category, short-term construction related air quality, which cannot be reduced to a less than significant level with mitigation and would be considered significant and avoidable. A Statement of Overriding Considerations and Findings of Fact have been prepared and are included as Attachment 3 and Attachment 4, respectively, to support the approval of the Conditional Use Permit.

V. Conclusion

The propose project is consistent and compatible with the heavy industrial nature of surrounding land uses. It is staff's opinion that the mitigation measures included in the Final EIR would reduce potentially significant impacts to less than significant and that specific economic, legal, social, technological and other benefits of the project outweigh the unavoidable significant environmental effects. Therefore, based upon staff's analysis presented above and in the Final EIR, staff concludes that the project is appropriate for the heavy manufacturing zone and is consistent with the General Plan designation of heavy industrial uses.

VI. Recommendation

That the Planning Commission:

- **APPROVE** the Statement of Overriding Considerations for the Final EIR;
- **APPROVE** the Findings of Fact for the Final EIR;
- **CERTIFY** the Final EIR;



- **APPROVE** Conditional Use Permit No. 616-06, subject to the conditions attached as Exhibit "B" to the Resolution; and
- **WAIVE** further reading and **ADOPT** Resolution No. _____ entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 616-06 FOR THE CONSTRUCTION OF TWO PETROLEUM STORAGE TANKS TO AN EXISTING TANK FARM LOCATED AT 1150 EAST SEPULVEDA BOULEVARD."

VII. EXHIBITS

1. Land Use Map
2. Draft Resolution
3. Statement of Overriding Considerations for the Final EIR
4. Findings of Fact for the Final EIR
5. Project Plans (Submitted under separate cover)
6. Draft EIR / Final EIR (Submitted under separate cover)

Prepared by: Max Castillo, Assistant Planner

Reviewed by:



John F. Signo, AICP, Senior Planner

Approved by:



Sheri Repp, Planning Manager

C61606p_BP_FEIR





1150 E Sepulveda 500 Foot Radius Map

9/17/07
GIS/Planning_Division/Planning_Cases
Sepulveda_Div/1150_SPA
CUP_018-062000000000000000.mxd

9

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 08-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 616-06 FOR THE CONSTRUCTION OF TWO PETROLEUM STORAGE TANKS TO AN EXISTING TANK FARM LOCATED AT 1150 EAST SEPULVEDA BOULEVARD.

THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. An application was duly filed by the applicant, BP West Coast Products, LLC, with respect to real property located at 1150 East Carson Street as described in Exhibit "A" attached hereto, requesting the approval of two 260-foot diameter covered external floating roof tanks and supporting piping, pumps, and ancillary equipment to store crude oil on approximately 28 acres at the BP Carson Crude Terminal (CCT). A Conditional Use Permit is required for the construction and operation of petroleum storage tanks. The subject property has a General Plan land use designation of Heavy Industry and is zoned MH (Manufacturing, Heavy).

A public hearing was duly held on March 25, 2008, at 6:30 P.M. at the Carson City Hall Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. Pursuant to CMC Section 9141.1, a Conditional Use Permit is required for the construction and operation of a petroleum tank farm in an MH zone. Pursuant to Section 9172.21 (D), the Planning Commission finds that:

- a) The subject property is located within a heavy industrial area. The petroleum storage tanks are consistent with the General Plan Land Use Designation of Heavy Industrial and the MH (Manufacturing, Heavy) zone. The proposed petroleum storage tanks will be consistent with the surrounding heavy industrial uses and is appropriate for the subject property as proposed.
- b) The size of the site is adequate to support the proposed use and all associated piping, pumps, and ancillary equipment. The new tanks will be located on a 28 acre portion of the existing tank farm and will be adequately setback from the roadway. Utilities, including electricity, telephone lines, water, and sewer will be adequately provided.
- c) The project site will have adequate site renovations to assure the convenience and safety of operation vehicles. Vehicular ingress and egress is located on Sepulveda Boulevard on the northern part of the property. Regional access is located to the north on the 405 Freeway via Wilmington Avenue, and to the east on the 710 Freeway via Sepulveda Boulevard. Minimal vehicle trips are expected from the proposed project since much of the product will be transported via underground piping. Furthermore, the property is located near several streets designated as truck routes in the City's General Plan including Sepulveda Boulevard, Wilmington Avenue, and Alameda Street.

Exhibit 2



- d) An environmental impact report (EIR) has been prepared to disclose potential significant effects that may be generated by the proposed project. The EIR concluded that the proposed project would result in a significant effect for one category, short-term construction related air quality, which cannot be reduced to a less than significant level with mitigation and would be considered significant and avoidable. A Statement of Overriding Considerations and Findings of Fact have been prepared to support the approval of the Conditional Use Permit.
- e) Landscaping improvements will be required along the perimeter wall facing Sepulveda Boulevard and Wilmington Avenue as to soften the industrial appearance as well as screen the operation.

Section 4. The Planning Commission further finds that the proposed 2 petroleum storage tanks and related piping, pumps, and ancillary equipment is subject to the provisions of the California Environmental Quality Act (CEQA). An environmental impact report (EIR, State Clearinghouse No. 2007011016) was prepared pursuant to Section 15161 of the CEQA Guidelines to analyze and disclose potential environmental effects associated with construction and operation of the proposed project. The EIR also identified possible ways to minimize the significant impacts (referred to as mitigation) and evaluated reasonable alternatives to the project. The Planning Commission, as the Lead Agency, has reviewed and considered the information in the EIR, determines that the EIR reflects the independent judgment and analysis of the Planning Commission. The Planning Commission hereby certifies the EIR based upon the findings of fact, and adopts the Statement of Overriding Considerations and the Mitigation Monitoring Program.

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit No. 616-06 with respect to the real property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

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

Section 7. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 25th DAY OF MARCH, 2008.

CHAIRMAN

ATTEST: _____
SECRETARY



Exhibit "A"

Legal Description

THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 15342, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 163, PAGES 28-32 INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF SAID PARCEL 1, AND A LINE PARALLEL WITH AND 50.00 FEET SOUTHERLY OF THE NORTHERLY LINE OF SAID PARCEL 1; THENCE ALONG SAID PARALLEL LINE NORTH 88° 58' 48" WEST 1081.30 FEET; THENCE SOUTH 1° 01' 12" WEST 238.78 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 433.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15° 46' 49", AN ARC LENGTH OF 119.26 FEET; THENCE SOUTH 16° 48' 01" WEST 876.25 FEET TO THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF PARCEL 2 OF SAID PARCEL MAP NO. 15342; THENCE ALONG SAID PROLONGATION AND SAID NORTHERLY LINE, SOUTH 88° 58' 25" EAST 996.83 FEET TO SAID SOUTHEASTERLY LINE; THENCE THEREON NORTH 16° 48' 01" EAST 1246.87 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER SAID LAND BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT SURFACE RIGHT OF ENTRY AS MORE PARTICULARLY DESCRIBED THEREIN AND AS RESERVED IN AN INSTRUMENT RECORDED MARCH 1, 1962 AIN1033, OFFICIAL RECORDS.

12

CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION

EXHIBIT "B"

CONDITIONAL USE PERMIT NO. 616-06

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Conditional Use Permit No. 616-06, said permit shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. 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.
3. Prior to issuance of a building permit, a tentative tract map shall be submitted to the City for subdivision of the residential units and commercial tenant spaces. The tract map shall be recorded with the County Recorder's office prior to issuance of certificate of occupancy.
4. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
5. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review by the Planning Commission.
6. The applicant shall submit two complete sets of plans and related documentation 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.
7. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
8. 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.
9. 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.

10. It is further made a condition of this approval that if any condition is violated or if any law, statute 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.
11. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit 616-06. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

LANDSCAPING/IRRIGATION

12. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
13. 6" x 6" concrete curbs are required around all landscaped planter areas, as deemed necessary by the Planning Division.
14. 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.
15. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
16. Vines shall be planted along the fence located on Wilmington Avenue to screen the tanks from the residences to the west. Installation of the vines shall be done prior to issuance of a building permit and subject to the satisfaction of the Planning Division.

UTILITIES

17. 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, unless screened from public right-of-way to the satisfaction of the Planning Division.
18. The applicant shall remove at his own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.



19. Any above-ground utility box, piping, or structure not shown on the development plan that is subsequently required by a utility company shall be screened to the satisfaction of the Planning Division prior to issuance of certificate of compliance.
20. All utility meters will be painted the same color as the structures to reduce visibility (the Gas Company will not allow meters to be placed in boxes).

AESTHETICS

21. The storage tanks shall be painted a neutral color in order to minimize attention. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.
22. The tanks shall be maintained in good condition at all times. Accumulation of rust or deterioration shall be eliminated in a timely manner.
23. Graffiti shall be removed from the subject property within three (3) days 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 modifications (i.e., fencing, landscaping, chemical treatment, etc.).

FENCES/WALLS

24. Perimeter walls shall conform to the requirements of the Carson Municipal Code and shall be architecturally coordinated with the project buildings and subject to the approval of the Planning Division.
25. The chain-link fence along Sepulveda Boulevard that abuts the sidewalk shall be removed prior to issuance of a building permit.

LIGHTING

26. Onsite lighting shall conform to the requirements of the Carson Municipal Code and shall be directed downward and inward so as not to cause light and glare impacts to other properties and motorists.
27. Lighting shall be installed for safety purposes only and not to direct attention to the storage tanks.

TRASH

28. Trash collection shall comply with the requirements of the City Waste Management Specialist and franchise trash collection company.
29. Trash enclosures shall be located on a four inch concrete pad screened by a six foot high decorative concrete block wall that is compatible with the architectural design of the main building. When adjacent to multi-story buildings, said enclosure shall incorporate an overhead door (standard electrical or manual), a pedestrian access door and decorative beams or other roofing material to provide visual screening from said multi-story buildings. Trash enclosure design

is to be approved by the Planning Division prior to issuance of any building permits.

30. Recycling areas shall be provided in accordance with Sections 9164.4 and 9164.5 of the Zoning Ordinance. Recycle bins shall be provided at all upper levels next to trash chutes and shall be emptied on a daily basis by maintenance staff. Recycle bins shall be conveniently located for residents and properly screened. The size, location, and number of all recycle bins shall be approved by the Planning Division prior to Certificate of Occupancy.
31. All other trash collection, including green wastes, shall comply with the requirements of the City's trash collection company.

ENVIRONMENTAL

32. The applicant shall comply with all the mitigation measures, implementation, timing, and monitoring described in the Mitigation Monitoring Program and Reporting Program (MMP) for this project. The mitigation measures are required to minimize, avoid, rectify, reduce, eliminate, or compensate for significant environmental effects.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

33. Provide water mains, fire hydrants, and fire flows as required by County Forester and Fire Warden.
34. The applicant shall comply with all other requirements of the LA County Fire Department.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

35. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
36. The Developer 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)
37. Plant approved parkway trees as necessary on locations where trees are missing to the satisfaction of the City Engineer.
38. If the existing sewerage system is to be used, 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.



39. The Developer shall modify existing driveways in the public right of way per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
40. Any new driveway approaches shall be constructed per City of Carson Standard and in compliance with the ADA requirements. The Developer shall protect or relocate any facilities to accommodate the proposed driveway approach.
41. A construction permit is required for any work to be done in the public right-of-way.
42. The Developer shall comply with the applicable SUSMP requirements and shall incorporate into the project plan a Storm Water Mitigation Plan, which includes those Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.
43. Comply with mitigation measures included in the Final Environmental Impact Report (FEIR).
44. All existing and new utility lines shall be underground to the satisfaction of the city.
45. All infrastructures necessary to serve the proposed development (water, sewer, and storm drain improvements) shall be in operation prior to the issuance of the Certificate of Occupancy.
46. Prior to issuance of business license, the following must be on file:
 - a. Drainage/Grading plan as approved by the Los Angeles County Department of Public Works.
 - b. Encroachment permit and/or construction bond as required for all work to be done within the public right of way.
 - c. Proof of Worker's Compensation and Liability Insurance.
47. Any improvement damaged during the construction shall be removed and reconstructed per City standard plan and to the satisfaction of the City Engineer.
48. Any missing or damaged improvements in the public right of way fronting the proposed project shall be installed or constructed by the applicant prior to issuance of Certificate of Occupancy.

BUILDING AND SAFETY – COUNTY OF LOS ANGELES

49. Appropriate permits shall be obtained for work that has been done on the property without required permits, or said work shall be removed. All work shall be brought into compliance with applicable codes.



BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

50. Per Section 6310 of the Carson Municipal Code, all parties involved in the construction project, including but not limited to contractors and subcontractors, shall obtain a City Business License.

