



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: June 10, 2008  
SUBJECT: Design Overlay Review No. 1266-08  
APPLICANT: Watson Land Company  
Attention: Stefan Rubendall  
22010 S. Wilmington Avenue  
Carson, CA 90745  
REQUEST: To construct a 153,725-square-foot warehouse building located in the ML (Manufacturing Light) zone district  
PROPERTY INVOLVED: 2116 E. 220<sup>th</sup> Street

---

### COMMISSION ACTION

Concurred with staff  
 Did not concur with staff  
 Other

### COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Graber
		Vice-Chair			Saenz
		Cannon			Verrett

***Item No. 10C***

## I. Introduction

### *Date Application Received*

- February 21, 2008 (April 23, 2008 Environmental Fee Paid): Design Overlay Review No. 1266-08

### *Applicant and Property Owner*

- Watson Land Company, 22010 S. Wilmington Avenue, Carson, CA 90745

### *Project Address*

- 2116 E. 220<sup>th</sup> Street, Carson, CA 90745

### *Project Description*

- Proposed 153,725 square foot industrial building located on 7.81 vacant acres.
- The application includes the following:
  - Design Overlay Review No. 1266-08 for the approval of a 153,725-square-foot industrial building.

## II. Background

### *Current Use of Property*

- The property is currently vacant.

### *Previously Approved Discretionary Permits*

- The Planning Commission approved DOR No. 513-90 on September 25, 1990, to construct an 8,000-square-foot childcare center on the southwestern corner of 220<sup>th</sup> Street and Westward Avenue. The project was not implemented and all project approvals expired.

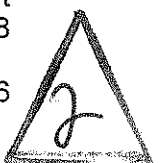
### *Public Safety Issues*

- The subject property is vacant and there is no zoning code enforcement cases associated with this property.

## III. Analysis

### *Location/Site Characteristics/Existing Development*

- The subject property is located at 2116 E. 220<sup>th</sup> Street.
- Light manufacturing uses surround the subject property.
- The lot area is approximately 7.81 acres and is currently vacant.
- The proposed 153,725-square-foot industrial building is a speculative project that does not have a signed tenant. Therefore, signage will be submitted at a later date. The project site plan includes 103 parking spaces which comply with Section No. 9162.21 D. 4 of the Carson Municipal Code (CMC). Parking is provided at a ratio of 1 parking space for each 1,500 square feet of building. This is the minimum parking required for a warehouse building with up to 10% of office space.



- The building has been designed to provide a significant number (33) of dock-high loading positions. As such, the building will be attractive to businesses involved with warehousing, logistics and distribution. The large yard area provides more than ample maneuvering and will provide truck parking and storage adjacent to the San Diego Freeway. The building may accommodate businesses with more office space and/or manufacturing space additional parking is provided.
- The proposed project is subject to Standard Urban Storm Water Mitigation Plan (SUSMP) requirements. SUSMP requires the subject property to retain and treat the first ¾-inch of storm-water. The existing street frontage has two rows of mature *Ficus rubiginosa* (Rusty fig trees) totaling 24 trees. However, due to the City's street widening requirement, the first row of trees will require removal. The applicant is proposing removing the second row of mature trees and replacing them with 12 new *Ficus rubiginosa* trees planted 40 feet apart on the project's frontage. The site plan depicts a total of 32 trees planted on proposed building's front and side yard areas.
- The proposed site plan identifies 33 dock doors which will be visible from both the north and south bound traffic on the 405 Freeway. In order to provide a harmonious and attractive development in compliance with Section 9172.23 (Site Plan and Design Review) of the CMC, the site plan will need to depict a ten foot wide planting strip for planting new trees as approved by the Planning Division spaced along the south property line so as to provide an effective screen barrier. The applicant currently proposes a four foot wide planting strip. In consultation with the city's Landscape and Building Superintendent, it was determined that additional width would be more protective of the public view by allowing more trees placed in a staggering pattern.
- The site plan identifies 8-foot-high chain-link fencing around the property. Planning staff is recommending that the existing chain-link fence along the east and west property lines that is visible to the public from 220<sup>th</sup> Street be replaced with wrought-iron fencing to promote a harmonious and attractive development in compliance with Section No. 9172.23 of the CMC.
- The project will contribute to the cumulative traffic impacts, including but not limited to the Wilmington Avenue ramps and the intersection of 223<sup>rd</sup> Street and Wilmington Avenue. A condition of approval has been included to require payment of a traffic impact fee. The payment of the traffic impact fee shall be required subject to adoption of a traffic impact ordinance or other regulatory provision application to the property. This requirement has also been applied to the applicant's earlier projects on 220th Street and the recent industrial development proposed by Prologis on Carson Street. Future development in the area will also be required to participate as a means to mitigate cumulative impacts.



*Zoning/General Plan/Redevelopment Area Designation*

- The subject property is zoned ML (Light Manufacturing) and surrounding properties share the same zoning.
- The subject property has a General Plan Land Use designation of Light Industrial.

*Applicable Zoning Ordinance Regulations*

The proposed industrial building is subject to the approval of a development plan in accordance with the Site Plan and Design Review procedures as provided in Section 9172.23.

*Required Findings: Site Plan and Design Review*

Pursuant to Section 9172.23, Site Plan and Design Review, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

1. Compatibility with the General Plan, any specific plans for the area, and surrounding uses.
2. 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.
3. Convenience and safety of circulation for pedestrians and vehicles.
4. Attractiveness, effectiveness and restraint in signing, graphics and color.
5. Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.

All of the required findings pursuant to Section 9172.23(D), "Site Plan and Design Review, Approval Authority and Findings and Decision", can be made in the affirmative. Details can be found in the attached Resolution.

*Issues of Concern:*

- Issue – Intensity of Use: The applicant is regarded as one of the premier developers of large industrial buildings. Their recent developments support large industrial tenants who are attracted to the Carson area and proximity to the ports. Staff encouraged development of two buildings or a reconfiguration of a singular building to allow the loading areas to be less visible from the freeway. The applicant has suggested that the demand for large industrial buildings provides a greater return on investment versus small buildings or a business park. The Planning Commission should consider the compatibility of the proposed use with the surrounding area. Recent industrial developments by the applicant along 220<sup>th</sup> Street and Arnold Center Way range in size from



100,000 to 150,000 square feet of floor area. The office building at 22010 S. Wilmington Avenue will be demolished and replaced with a 25,000 square foot office building. The adjacent business park will remain. A 20-acre vacant property is located at the north east corner of 220<sup>th</sup> Street and Wilmington Avenue.

- Issue – Project Aesthetics: Pursuant to Section 9172. 23 (D), Site Plan and Design Review, Approving Authority Findings and Decision, the project must be harmonious and attractive to the area. Staff is concerned that the loading bays located in the rear of the proposed building will be visually unsightly from the adjacent 405 Freeway. Staff has recommended that the applicant reorient the building so that it is perpendicular to the 405 Freeway and 220<sup>th</sup> Street. This would better screen the loading bays and make them less visually obtrusive from the general public. Furthermore, the applicant has demonstrated that this option is feasible with newly constructed industrial buildings further east. However, the applicant argues that this option would be less practical for business operations and less alluring for potential tenants. Section 9162.62 B. 2 of the CMC requires truck loading and maneuvering areas to be screened from public view. As a means of gaining compliance, staff recommends that the proposed project heavily screen the loading bays with landscaping along the southern property line.
  - *Mitigation*: To adequately and fully screen the proposed loading docks from public view and create a harmonious and attractive development, the site plan shall depict the planting of large 36-inch-box trees that have adequate width and height growth characteristics to provide an effective screen barrier along the southern property line adjacent to the 405 Freeway. The trees will be planted within a 10 foot wide planting strip at the rear property line.
  - *Mitigation*: To promote a harmonious and attractive development, the existing 8-foot-high perimeter chain link-fence along the east and west property lines visible to public view from 220<sup>th</sup> Street shall be replaced with wrought-iron fencing.
  - *Mitigation*: To promote a harmonious and attractive development a condition has been included requiring the replacement of the 24 existing property frontage mature trees within parking areas for shading.

#### IV. Environmental Review

Pursuant to Title 14 of the California Code of Regulations, Chapter 3, Guidelines for Implementation of the California Environmental Quality Act (CEQA), Article 6 (Negative Declaration Process) an initial study was prepared for said project that showed that any potential significant adverse effects on the environment could be reduced to insignificant levels with incorporation of mitigation measures. Therefore, a Mitigated Declaration was prepared and duly noticed as required by the CEQA Guidelines (attached).



**V. Recommendation**

That the Planning Commission:

**WAIVE** further reading and **ADOPT** Resolution No. \_\_\_\_\_, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL OF DESIGN OVERLAY REVIEW NO. 1266-08 TO THE REDEVELOPMENT AGENCY FOR THE CONSTRUCTION OF AN INDUSTRIAL BUILDING LOCATED AT 2116 E. 220<sup>TH</sup> STREET."

**VI. Exhibits**

1. Draft Resolution
2. Development Plans
3. Mitigated Negative Declaration/Environmental Checklist

Prepared by: \_\_\_\_\_

Zak Gonzalez II, Planner

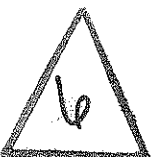
Reviewed by: \_\_\_\_\_

John F. Signo, AICP, Senior Planner

Approved by: \_\_\_\_\_

FOR: Sheri Repp, Planning Manager

DOR No. 1266-08 4



CITY OF CARSON  
PLANNING COMMISSION  
RESOLUTION NO. 08-

A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW  
NO. 1266-08 TO CONSTRUCT AN INDUSTRIAL BUILDING  
LOCATED AT 2116 E. 220<sup>TH</sup> STREET

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, Watson Land Company, with respect to real property located at 2116 E. 220<sup>th</sup> Street, and described in Exhibit "A" attached hereto, requesting the approval of a Design Overlay Review (DOR No. 1266-08) to construct a 153,725-square-foot industrial warehouse building in the ML (Manufacturing Light) zone and within Redevelopment Project Area No. 3A.

A public hearing was duly held on June 10, 2008, at 6:30 P.M. at 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.** The Planning Commission finds that:

- a) The General Plan designates the property as Light Industrial which is compatible with the proposed use. The proposed construction of an industrial warehouse building will be consistent with the surrounding light industrial uses and is appropriate for the subject property.
- b) The project is compatible in design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area.
- c) The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development. The surrounding land uses are primarily light Industrial uses and the proposed project is compatible with those uses. The site is vacant and consists of approximately 7.81 acres, relatively flat, and is located in a Light Industrial zoned area.
- d) The proposed project includes 103 parking spaces which comply with with Section No. 9162.21 D.4 of the Carson Municipal Code (CMC). A condition has been included to require payment of a traffic impact fee to mitigate cumulative impacts. Therefore, circulation on the adjacent public streets will not be adversely impacted. Safety and convenience of vehicular and pedestrian access is provided.
- e) Signage will be reviewed and approved by the Planning Division for consistency with the requirements of the CMC. The proposed project for the construction of



a warehouse building meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. Therefore all of the required findings pursuant to Section 9172.23 (D), "Design Overlay Review, Approval Authority and Findings and Decision," can be made in the affirmative.

**Section 4.** The Planning Commission further finds that the use permitted by the proposed Design Overlay Review was subject to environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines and an initial study was prepared. The initial study showed that any potential significant adverse effects on the environment could be reduced to insignificant levels with implementation of mitigation measures. Therefore, a Mitigated Negative Declaration (MND) was prepared and duly noticed as required by Sections 15070 to 15075 of the CEQA (California Environmental Quality Act) Guidelines. The proposed use will not alter the predominantly Light Industrial character of the surrounding area and will meet or exceed all City standards for protection of the environment.

**Section 5.** Based on the aforementioned findings, the Commission hereby adopts the Mitigation Negative Declaration and grants approval of Design Overlay Review No. 1266-08 for said project with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto, recommending approval to the Carson Redevelopment Agency.

**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 10<sup>TH</sup> DAY OF June, 2008**

\_\_\_\_\_  
**CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY**





LEGAL DESCRIPTION

5.0268 Acres Parcel

BKM1000PG140

That portion of Lot 5, Block C in the Subdivision of a part of the Rancho San Pedro in the County of Los Angeles, State of California, as per Map recorded in Book 1, Page 601 of Miscellaneous Records in the Office of the Recorder of said County, described as follows:

Beginning at the Northwest corner of that certain parcel of land described in the Deed to the State of California, recorded on February 15, 1960, as Instrument No. 1533, in Book D748, Page 676 of Official Records in the Office of said County Recorder; thence Northerly along the Westerly line of said Lot 5, North 17° 04' 21" East 327.11 feet; thence Easterly along a line parallel with the Northerly line of the above described parcel of land having a distance of 1007.35 feet, North 89° 23' 27" East 695.36 feet; thence South 17° 03' 47" West 193.28 feet to the beginning of a tangent curve concave westerly and having a radius of 90 feet; thence south-westerly along said curve 14.71 feet to the end thereof; thence South 26° 25' 33" West tangent to said curve 50.00 feet to the beginning of a curve concave northeasterly and having a radius of 50.00 feet; thence Southerly and Southeasterly along said curve 77.18 feet to a point, a radial of said curve through said point bears South 27° 59' 05" West; thence South 0° 36' 33" East 6.10 feet, more or less, to a point on the Northerly line of said State of California property; thence South 89° 23' 27" West along said Northerly line a distance of 671.68 feet to an angle point in said Northerly line; thence continuing along said Northerly line North 87° 14' 05" West 56.75 feet to the point of beginning.

Subject to an easement to the Los Angeles County Sanitation District over the westerly 40 feet of said property. Also, subject to an easement to Richfield Oil Company over the Easterly 10 feet of the westerly 50 feet of said property. Also, subject to an easement for Storm Drain purposes as reserved by the lessor herein over the easterly 15 feet of the westerly 65 feet of said property.

1888

9

**CITY OF CARSON**  
**DEVELOPMENT SERVICES**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**  
**DESIGN OVERLAY REVIEW NO. 1266-08**

GENERAL CONDITIONS

1. If a building permit for Design Overlay Review No. 1266-08 is not issued within one year of their effective date, said permit shall be declared null and void unless an extension of time is previously 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. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
4. 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 and approval by the Planning Commission. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
5. 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.
6. 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.
7. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
8. Within forty-eight hours of approval of the subject project, the applicant shall deliver to the Planning Division a cashier's check or money order payable to the County Clerk in the amount of \$50.00 (fifty dollars) pursuant to SB 1535 to



enable the city to file the Certificate of Fee Exemption citing a De Minimus Impact. If within such forty-eight hour period the applicant has not delivered to the Planning Division the above-noted cashier's check or money order, the approval for the project granted herein may be considered automatically null and void.

9. In addition, should the Department of Fish and Game reject the Certificate of Fee Exemption filed with the Notice of Exemption and require payment of fees, the applicant shall deliver to the Planning Division, within forty-eight hours of notification, a cashier's check or money order payable to the County Clerk in the amount of \$1,876.75 pursuant to SB 1535. If this fee is imposed, the subject project shall not be operative, vested or final unless and until the fee is paid.
10. 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 Design Overlay Review No. 1266-08. 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.

#### PROJECT AESTHETICS

11. To adequately and fully screen the proposed loading docks from public view and create a harmonious and attractive development, the site plan shall depict a ten foot wide planting strip for the planting of 36-inch-box trees that have adequate width and height growth characteristics along the southern property line adjacent to the 405 Freeway to provide adequate screening. The type and location of trees and plantings shall be installed pursuant to the landscape plan approved by the Planning Division.
12. To promote a harmonious and attractive development, the existing 8-foot-high perimeter chain link-fence along the east and west property lines that is viewable from 220<sup>th</sup> Street shall be replaced with wrought-iron fencing.

#### ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

13. Prior to issuance of a Building Permit, Proof of Worker's Compensation and Liability Insurance must be on file with the Los Angeles County Building and Safety Department.
14. The Developer shall submit a copy of **approved** Grading plans on bond paper to the City of Carson Engineering Division, prior to issuance of construction permits.



15. The Developer shall submit a copy of **approved** plans on mylars (i.e., Sewer, Street, and Storm Drain Improvement Plans), to the City of Carson – Engineering Division, prior to issuance of construction permits.
16. On-site base, paving, curb and gutters are subject to inspection by Public Works Inspectors. Permit shall be obtained from City of Carson Engineering Services.
17. A construction permit is required for any work to be done in the public right-of-way.
18. Any improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
19. 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.

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

20. Soils report, sewer area study, drainage concept, and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, sewer, drainage concept and stormwater information have been received and found satisfactory.
  - a. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept and stormwater quality plan.
21. 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.
22. Drainage/Grading plan prepared by a registered Civil Engineer, to the satisfaction of the Building and Safety Division.
23. 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.
24. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
25. Additional Right-of-Way is required beyond the existing right-of-way line. Dedicate 11-ft of additional right-of-way abutting the development along 220th street. New Right-of-Way line shall be 40-ft from existing centerline. Developer shall prepare legal description for required dedication, for review and approval of the City Engineer and Recordation with County Records Office. All documents shall be approved and ready for recordation prior to issuance of Building Permits.



26. The payment of a traffic impact fee shall be required subject to the adoption of a traffic impact ordinance or other regulatory provisions applicable to the subject property and use. Payment fo said traffic impact fee shall constitute project's share and responsibility for cumulative traffic impacts.
27. The Developer shall submit improvement plans to the Development Services Group – 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.
  - a. Street Improvements along 220th Street
28. Construction bond as required for all work to be done within the public right of way.
29. Proof of Worker's Compensation and Liability Insurance.

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

30. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required.
31. If needed, easements shall be granted to the City, appropriate agency, or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed and handicap access for this development to the satisfaction of the City Engineer and or appropriate agency or entity.
32. The developer shall construct new driveway approaches 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. The maximum driveway approach width allowed for the site is 30 feet.
33. The developer shall construct new curb and gutter and parkway area, aligned with adjacent (existing) curb and gutter, per City of Carson Standard
34. Paint Curbs Red along 220th Street, within or abutting this proposed development, to the satisfaction of the City Traffic Engineer.
35. Plant approved parkway trees per City of Carson Standard Nos. 117, 132, 133 and 134.
36. Plant parkway grass along 220th Street to the satisfaction of the City Engineer.
37. Install irrigation system for the purpose of maintaining the parkway grass and trees to be planted along the frontage of the development on 220th Street.
38. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from curb-to-curb or from median-to-curb when medians are existing or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)



39. Install and/or relocate streetlights on concrete poles with underground wiring along 220th Street to the satisfaction of the L.A. County Street Lighting Division, Department of Public Works.
40. 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/ (*annexation procedure is approximately 12-month*)
41. All new utility lines, along 220th Street abutting the proposed development shall be underground to the satisfaction of the City Engineer.
42. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the drainage study, subject to the approval of the City Engineer.
43. The Developer shall install separate sewer laterals to individually serve each building in the development. Installation and dedication of main line sewers may be necessary to meet this requirement.
44. The Developer shall execute and provide to the City Engineer, a written statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water service will be provided to each building.
45. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the development must be provided. The system shall include fire hydrants of the type and location as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
  - a. Comply with mitigation measures recommended by the water purveyor. (e.g. Fire Hydrant relocation)
46. 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.
47. Developer shall submit the approved off-site improvement plans electronically stored a CD in AutoCad format to the Engineering Services Division.

BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

48. Per section 6310 of the Carson Municipal Code, all parties involved in the project, including but not limited to contractors and subcontractors, will need to obtain a City Business License.





# MITIGATED NEGATIVE DECLARATION

Case: Design Overlay Review No. 1266-08

Applicant: Watson Land Company

Address: 22010 S. Wilmington Avenue- Carson, CA 90745

Project Description: The proposed project consist of approximately 154, 000 square foot light industrial warehouse building on a 7.81 acre vacant parcel zoned ML (Manufacturing Light) zone district, and is located at 2116 E. 220<sup>th</sup> Street, Carson, CA.

Project Location: 2116 E. 220<sup>th</sup> Street- Carson, California 90745

On the basis of the Initial Study (i.e., environmental checklist) prepared for the project, it has been determined that the project would not have a potential for a significant effect on the environment. A copy of said Initial Study is available for review at the Development Services Group, 701 E. Carson Street, Carson, California, 90745. This document constitutes the basis for a Mitigated Negative Declaration.

Mitigation Measures: The applicant shall retain the second row of mature trees fronting said property and integrate them with required SUSMP plan to treat and or retain storm water that falls in a 24-hour period. Additionally, any new trees to be planted on front yard area shall be 24 inch box trees to replace the mature trees that will be removed for right-of-way improvements.

Further, to adequately fully screen the proposed loading docks from public view and create a harmonious and attractive development, 36 inch box pine trees that have adequate width and height growth screening characteristics shall be planted ten feet apart along the south property line adjacent to the San Diego I-405 Freeway right-of-way, as approved by the Planning Division via a detailed landscape and irrigation plan.

Responsible Agencies: None

Trustee Agencies: None

Notice pursuant to Section 21092.5 of the Public Resources Code:

A Public Hearing will be held in the City Hall Council Chambers, 701 E. Carson Street, Carson, California, on May 27, 2008 at 6:30 p.m. to consider this project. At that time, any interested person is welcome to attend and be heard on this matter.

Prior to the Public Hearing, the public is invited to submit written comments on this Mitigated Negative Declaration to the Development Services Group, City Hall, 701 East Carson Street, Carson, California 90745 or phone (310) 952-1761. Please refer to the case number listed above.

  
\_\_\_\_\_  
Zak Gonzalez II, Associate Planner

April 24, 2008

Date

**Exhibit 3**







# City Of Carson Development Services Group Planning Division

## *Environmental Checklist Form*

*Application Number:* **DOR No.1266-08**

*Project Title:* **Design Overlay Review No. 1266-08**

*Lead Agency Name and Address:* **City of Carson, Community Development Department  
701 East Carson Street  
Carson, CA 90743**

*Contact and Phone Number:* **Zak Gonzalez II, Associate Planner  
(310) 952-1700 Ext: 1301**

*Project Location:* **2116 E. 220th Street**

*Project Sponsor's Name and Address:* **Watson Land Company  
22010 S. Wilmington Avenue  
Carson, CA 90745**

*Proposed Land Use:* **Industrial**

*Proposed Designation:* **Light Industrial**

*Proposed Zone:* **ML**

*Current Land Use:* **Industrial**

*Current Designation:* **Light Industrial**

*Current Zone:* **ML**

*Description of Project:*

The proposed project consist of approximately 154,000 square foot light industrial warehouse building on approximately 7.81 vacant acres zoned ML(Light Manufacturing)and located at 2116 E. 220th Street, Carson, CA.

*Surrounding land uses and setting (Briefly describe the project's surrounding):*

The project is surrounded by light industrial warehouse uses and the San Diego I-405 Freeway to the south.

*Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement):*

none



**Environmental Factors Potentially Affected:**

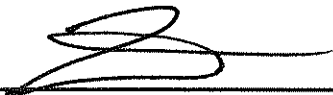
*The environmental factors checked below would be potentially affected by this project, involving at least one impact that is "Potentially Significant Impact" as indicated by the checklist on the following pages.*

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                    | <input type="checkbox"/> Agriculture Resources              | <input type="checkbox"/> Air Quality            |
| <input type="checkbox"/> Biological Resources          | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology/Soils          |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality            | <input type="checkbox"/> Land Use/Planning      |
| <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Noise                              | <input type="checkbox"/> Population/Housing     |
| <input type="checkbox"/> Public Services               | <input type="checkbox"/> Recreation                         | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Services Systems    | <input type="checkbox"/> Mandatory Findings of Significance |   |

**DETERMINATION: (To be completed by the Lead Agency)**

*On the basis of this initial evaluation:*

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to be the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) have been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

4-24-08

Date

Zak Gonzalez II

Printed Name

For



**EVALUATION OF ENVIRONMENTAL IMPACTS:**

1. *A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).*
2. *All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.*
3. *Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.*
4. *"Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).*
5. *Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:*
  - a) ***Earlier Analysis Used.** Identify and state where they are available for review.*
  - b) ***Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.*
  - c) ***Mitigation Measures.** For effects that are "Less than Significant with Mitigation Measures Incorporated", describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.*
6. *Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.*
7. *Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.*
8. *This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.*
9. *The explanation of each issue should identify:*
  - a) *The significance criteria or threshold, if any, used to evaluate each question; and*



*b) The mitigation measure identified, if any, to reduce the impact to less than significance*



**I. Aesthetics- Would the project:**

a) *Have a substantial adverse effect on a scenic vista?*

*Less Than Significant Impact*

Construction of the proposed project may degrade the existing visual character of the site from the presence of heavy equipment and from the dust generated by earthmoving activities. The project site is located in an area with minimal aesthetic appeal and/or value. The proposed project, once implemented, would only marginally modify the existing character of the site. Less than significant impacts are identified.

b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

*Less Than Significant Impact*

Though the proposed project is located within a state scenic highway, provide name of highway, the proposed project does not involve any modifications to scenic resources. The proposed project may abut such resources as trees, outcroppings and historic buildings and hence, slightly obscure its view. However, such an impact is considered less than significant because the resource is not directly affected.

c) *Substantially degrade the existing visual character or quality of the site and its surroundings?*

*Less Than Significant Impact*

Construction of the proposed project may degrade the existing visual character of the site from the presence of heavy equipment and from the dust generated by earthmoving activities. The project site is located in an area with minimal aesthetic appeal and/or value. The proposed project, once implemented, would only marginally modify the existing character of the site. Less than significant impacts are identified.

d) *Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?*

*Less Than Significant Impact*

The proposed project includes the installation of provide number light standards and security lighting as well as reflective windows. Though the proposed project introduces a new light source and glare, the surrounding area is already illuminated by street lights. The design of the proposed project is consistent with the adjacent buildings and structures. Overall, the proposed project would result in less than significant impacts associated with light and glare.

**II. AGRICULTURE RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:**

a) *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

*No Impact*

The proposed project would take place within an area designated and zoned for provide land use designation and zoning classification other than agriculture, hence, the proposed project would not



convert farmland to non-agricultural use. No impacts are identified.

b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

*No Impact*

The proposed project is located within an area that has no agricultural zoning and therefore, would not result in direct or indirect impacts to agricultural resources nor comprise an agricultural preserve under a Williamson Act contract.

c) *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?*

*No Impact*

The proposed project area is not located in an agricultural or farmland rich area and therefore would not influence the conversion of Farmland to non-agricultural use.

**III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:**

a) *Conflict with or obstruct implementation of the applicable Air Quality Attainment Plan?*

*Less Than Significant Impact*

Based on the following construction scenario assumptions, the emissions associated with construction and implementation of the proposed project are below the pollutants significant thresholds designated by the South Coast Air Quality Management District (SCAQMD). The air quality analysis assumes that construction would involve the following: state assumptions in table. According to base calculations using the URBEMIS7G air quality model, the proposed project would generate the following emissions during construction and operation activities: provide table and calculations including SCAQMD pollutant thresholds: The proposed project would not have a substantial impact on a local air quality plan.

b) *Violate any air quality standard or contribute to an existing or projected air quality violation?*

*Less Than Significant Impact*

As stated above, the proposed project is expected to generate an increase in criteria pollutant emissions but not in excess of established standard and therefore no air quality violation would occur. Hence, less than significant impacts are identified.

c) *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?*

*Less Than Significant Impact*

The proposed project is considerably small in size and scope that pollutant emissions generated by the project would not be expected to cumulatively exceed standards established for pollutant criteria in non-attainment area when considering other projects in the vicinity.

d) *Expose sensitive receptors to substantial pollutant concentrations?*

*Less Than Significant Impact*

Construction activities would expose nearby and adjacent state land use type to criteria pollutant emissions associated with heavy equipment and earth moving activities. Because these land use receptors would only be exposed for a short duration of time and because emissions do not exceed established standards, impacts are considered less than significant.



e) *Create objectionable odors affecting a substantial number of people?*

*No Impact*

The proposed project is not expected to generate any amount of emissions or create objectionable odor from construction activities or operational activities. There are no sensitive land use receptors in the near vicinity of the proposed project site.

#### **IV. BIOLOGICAL RESOURCES – Would the project:**

a) *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

*No Impact*

The proposed project site is located within an already built-out environment characteristic of industrial, commercial and residential land uses. The site is primarily paved over with little to no native vegetation on site that would support any candidate, sensitive or special status species; hence, the proposed project would have no impacts.

b) *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?*

*No Impact*

There are no known riparian areas that exist at the site. No impacts are identified.

c) *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (Including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

*No Impact*

The only known jurisdictional water feature (i.e., wetland) under Section 404 of the Clean Water Act is the Dominguez Channel which is approximately provide distance from the project site. The proposed project does not involve any construction in or adjacent to this waterbody. No impacts are identified.

d) *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

*No Impact*

The proposed project site is not located within a known wildlife corridor area nor is the project adjacent to a free flowing river or stream. The area is heavily built-out with little connectivity value. No impacts are identified.

e) *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

*No Impact*

The proposed project does not involve the removal of any native or non-native trees or protected plant communities like coastal sage scrub; hence, no impacts are identified.

f) *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*



*No Answer Selected*

**V. CULTURAL RESOURCES – Would the project:**

a) *Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?*

*No Impact*

There are no buildings, structures, natural features, works of art or similar objects scheduled for demolition, relocation, removal or significant alteration on the project site, which are of cultural value to the City. The proposed project is located in a developed urban area. There is no evidence of structures greater than 50 years old or of historic value. No impacts are identified.

b) *Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to §15064.5?*

*No Impact*

The project does not involve any soil disturbing activities and hence any undiscovered archaeological resources would remain protected. No impacts are identified.

c) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

*No Impact*

The project does not involve any soil disturbing activities and hence any undiscovered paleontological resources would remain protected. No impacts are identified.

d) *Disturb any human remains, including those interred outside of formal cemeteries?*

*No Impact*

The project does not involve any soil disturbing activities and hence any undiscovered human remains would remain protected. No impacts are identified.

**VI. GEOLOGY AND SOILS – Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**

a) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*

*No Impact*

NA because all projects within the City limits would be located within an earthquake prone region characterized by multiple fault zones. Less than significant impacts relating to fault rupture and seismic groundshaking would be identified. See below responses.

b) *Strong seismic ground shaking?*

*No Impact*

The project site is not located within a liquefaction zone and hence no impacts are anticipated relating to ground failure.

c) *Seismic-related ground failure, including liquefaction?*

*No Impact*





The project site is located on relatively flat ground with minimal to no potential for landslides. No impacts are anticipated.

*d) Landslides?*

*No Impact*

The project site is not located near an area suspect of differential settlement, as in a landfill. No impacts are anticipated.

*e) Differential settlement?*

*No Impact*

The project site is located well beyond the limits of the Wilmington oil fields that are a site of historical subsidence. No impacts are identified.

*f) Subsidence?*

*No Impact*

Excavation and grading associated with the project will occur within state depth feet of the surface that is above the groundwater table. No subterranean walls are to be installed, hence, no impacts are anticipated.

*g) Shallow or perched groundwater?*

*No Impact*

There are no substantial slopes that exist at the project site. The project site is relatively flat. The project will not result in unstable slope conditions.

*h) Slope Instability?*

*No Impact*

The project site is characterized by name type of soil soils that have a low shrink/swell potential. No impacts are anticipated.

*i) Shrink/Swell potential?*

*No Impact*

The project site is located on relative flat ground with little to no potential for soil erosion. No impacts are identified.

**VII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:**

*a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

*Less Than Significant Impact*

During construction, the proposed project would involve the use of heavy machinery powered by diesel fuel, a highly combustible material. However, conformance with standard safety operating requirements would minimize any hazard-related risk. Once construction is completed, the project would not pose significant risk of accidental explosion, release of hazardous substances, or other potential health hazards at the project site or surrounding areas.

*b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

*Less Than Significant Impact*



During construction, the proposed project would involve the use of heavy machinery powered by diesel fuel, a highly combustible material. However, conformance with standard safety operating requirements would minimize any hazard-related risk. Once construction is completed, the project would not pose significant risk of accidental explosion, release of hazardous substances, or other potential health hazards at the project site or surrounding areas.

*c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

*No Impact*

Implementation of the proposed project would not use or emit any hazardous or actively hazardous materials, substances, or waste. In addition, the project site is not located within a one-quarter mile of an existing school, no impacts are anticipated.

*d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §15962.5 and, as a result, would it create a significant hazard to the public or environment?*

*No Impact*

A hazardous materials record search include name of record search and when it was conducted was conducted by the project. The project is not located on a hazardous materials list compiled pursuant to Government Code Section 65962.5. No impacts are anticipated.

*e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?*

*No Impact*

The project is not located within an airport land use plan or where such a plan has been adopted. The project site is not located near or within a public airport or public use airport, and would not result in safety hazards to people residing or working in the project area. No new health hazards would be created.

*f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?*

*No Impact*

The project is not located within an airport land use plan or where such a plan has been adopted. The project site is not located near or within a public airport or public use airport, and would not result in safety hazards to people residing or working in the project area. No new health hazards would be created.

*g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

*No Impact*

The project would comply with applicable emergency response and evacuation plans of the City of Carson. The project would have direct access for emergency vehicles and would not interfere with emergency vehicle access.

*h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?*

*No Impact*



The project site is surrounded by a predominantly built-out environment. No flammable vegetation exists on the site or within close proximity of the site. No impacts are anticipated to brush, grass or trees.

### VIII. HYDROLOGY AND WATER QUALITY – Would the project:

a) *Violated any water quality standards or waste discharge requirements?*

*No Impact*

The proposed project will not violate any water quality standards or waste discharge requirements because it does not involve any 'point source' discharge. Any 'non-point source' discharge would be sufficiently minimized in accordance with the National Pollutant Discharge Elimination System (NPDES) permit to the County of Los Angeles and 85 cities, which includes the City of Carson. No impact to on-site water quality is anticipated.

b) *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?*

*Less Than Significant Impact*

The amount of water necessary to support the proposed project from the City's direct withdrawal of ground water is expected to be minimal and will not result in significant impacts to ground water sources. Permeable surface area would decrease as a result of the proposed project by XX acres. The amount of impervious soil resulting from the proposed project is not of sufficient magnitude as to affect groundwater recharge volumes. Additionally, adherence to Best Management Practices (BMP) as identified in the Countywide Storm Water Management Plan, Development Construction Program and Development Planning Program would improve storm water infiltration on-site and thus directly replenish the groundwater. Therefore, the impact to groundwater supplies is considered less than significant.

c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?*

*Less Than Significant Impact*

The site of the proposed project is somewhat hilly with an average slope of state percentage or grade. Surface water from the project site and adjacent area drains into provide name of receiving water. Construction of the proposed project would only slightly modify existing natural drainage patterns in that grading is expected and the natural contours would be affected. However, the project is not of sufficient size or magnitude to result in a change in currents or direction of water movements in a manner that would result in substantial erosion, siltation or flooding on- or off-site. Therefore, impacts are considered less than significant.

d) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?*

*Less Than Significant Impact*

N/A

e) *Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?*



*Less Than Significant Impact*

The proposed project would ultimately increase the amount of impervious soil surface by approximately provide square feet. The parking lot and structure would occupy areas once having served as infiltration sites. Therefore, an increase in runoff is expected. In addition, disturbance and exposure of the soil surface would result in loose soil that could be easily washed into the local stormwater drainage system during a storm event. As with any construction project, appropriate best management practices (BMPs) would be applied to control surface water runoff from the site. Additionally, the project is not of sufficient size or magnitude that it would have significant stormwater impact. The proposed project would occur on less than 0.5 acres.

f) *Otherwise substantially degrade water quality?**Less Than Significant Impact*

The proposed project involves need to state element of project that would potentially contaminate either surface or groundwater i.e., pesticide use, oil drilling, well drilling, dredging, direction boring, potential leaching. Such activities are short-term in nature and would not generate a substantial amount of polluted run-off to affect water quality. Less than significant impacts are identified.

g) *Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?**No Impact*

f. The proposed project will not be located within a 100-year flood zone as mapped on a Federal Flood Hazards Boundary or Flood Rate Insurance Map or other flood hazard delineation map. Therefore, there would be no impact to people or structures with regard to risk of loss, injury, or death involving flooding.

h) *Place within a 100-year flood hazard area structures that would impede or redirect flood flows?**No Impact*

N/A

i) *Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?**No Answer Selected*j) *Inundation by seiche, tsunami, or mudflow?**No Answer Selected***IX. LAND USE AND PLANNING – Would the project:**a) *Physically divide an established community?**No Impact*

The project involves the construction of a analyst to describe project and related facilities at an existing analyst to describe existing site. No land use changes are proposed as part of the project. The project is consistent with the City of Carson General Plan and zoning designation and would have no effect on an established community.

b) *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over*

*the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?*

*No Impact*

The zoning designation for the project site is Analyst to insert and the General Plan designation for the site is Analyst to insert. The City of Carson is the lead agency for the project. No land use incompatibilities or conflicts with the existing plans and policies would result. The project is consistent with the City of Carson General Plan and zoning designation and would have no effect on an established community.

*c) Conflict with any applicable habitat conservation plan or natural community conservation plan?*

*No Impact*

There are no natural resources with the project vicinity or the City of Carson. The project is not located within a habitat conservation plan or natural community conservation plan. No impacts are anticipated.

#### **X. MINERAL RESOURCES -- Would the project:**

*a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

*No Impact*

The project site is not located within a mineral rich area nor does it involve any mining practices. It is located in MPZ-insert zone number which states that provide definition. No impacts are identified.

*b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?*

*No Impact*

There are no known locally important mineral resources at the project site. The project would have no effects on the availability of a mineral resource.

#### **XI. NOISE:**

*a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?*

*No Impact*

The proposed project does not introduce a new noise source during operation and construction of the project involves minimal heavy equipment and therefore noise level standards would not be exceeded. No noise impacts are anticipated.

*b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?*

*No Impact*

The proposed project does not involve any major ground disturbing activities that would increase groundborne vibration or groundborne noise levels. No impacts are identified.

*c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*

*Less Than Significant Impact*



The response should summarize the findings of the noise report prepared by a consultant. The proposed project involves the expansion of an existing facility and/or infrastructure and would not introduce a new noise source. However, it is anticipated that the use of the facility would increase (i.e., increase the number of employees travelling to the site, increase in the number of attendees or users to the site, etc) and hence an incremental increase in permanent noise levels from operation of the project is anticipated. The noise study conducted for the project concluded that projected noise levels from operation of the project would not exceed established noise levels standards for that land use type. Hence, this impact is considered less than significant.

*d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

*Less Than Significant Impact*

The response should summarize the findings of the noise report prepared by a consultant. Construction activities associated with the proposed project would result in substantial temporary or period increases in ambient noise levels in that the nearest noise sensitive receptor is approximately provide distance from the construction limits. In addition, the project after implementation, would also result in such temporary/periodic increases in noise levels from the introduction of new noise generating events i.e., concerts, sports events, new roadway, generator. The noise study conducted for the project concluded that projected noise levels would not exceed established noise level standards for that land use type.

*e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

*No Impact*

The proposed project is not located within an airport land use plan. No impacts are identified.

*f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?*

*No Impact*

There are no private airstrips in the City of Carson. The project would not expose people to excessive noise levels. No impacts are identified

## **XII. POPULATION AND HOUSING -- Would the project:**

*a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

*No Impact*

The project would not increase the number of new workers for construction operations. Existing maintenance staff would be assigned to the proposed project during the construction period. Project operation would not require additional staffing. Local and regional population projections would not be affected by the project. The project site is located in an industrial, urbanized area with major infrastructure in place. The project would not induce growth in those areas, or in the region.

*b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

*No Impact*

The proposed project would be constructed within the footprint of the existing project site, and would not impact existing housing requiring replacement housing elsewhere. Therefore, no impacts



are identified.

c) *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

*No Impact*

The proposed project would be constructed within the footprint of the existing project site, and would not impact existing housing requiring replacement housing elsewhere. Therefore, no impacts are identified.

**XIII. PUBLIC SERVICES: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**

a.) *Fire protection?*

*Less Than Significant Impact*

Fire Protection - Construction of the project involves the demolition of an existing structure and the removal of existing vegetation on-site. There is the likelihood that a small fire may occur on-site from errant sparks associated with the construction equipment. Despite the possibility of a fire event, existing fire fighting facilities and personnel would be sufficient to respond to the call for protection. The nearest fire station to the project site is provide name and is located provide address. Average response time to this area is provide time and would be the same upon implementation of the project. The proposed project also involves the construction of approximately provide area square feet of describe land use type space. According to the Los Angeles County Fire Department, for every provide service ratio of square feet/persons, provide service ratio of fire fighting personnel is recommended. The proposed project would increase the number of people and structures to be protected by provide number. This would not increase the demand for more fire fighting personnel or equipment. The projected ratio would be provide ratio. Less than significant impacts are identified.

b.) *Police protection?*

*Less Than Significant Impact*

Police Protection - The project site is located in a relatively undeveloped area of the City that it is not regularly patrolled. The proposed project would introduce a new structure, facility and/or people to the area. According to the Los Angeles County Sheriff's Department, it is recommended that for every provide number people, provide number of police officers be provided. The project, however, is not of sufficient size or scope to warrant an increase in the number of police officers and/or facilities.

c.) *Schools?*

*No Impact*

Schools - The proposed project does not involve the generation of new residents to the area; hence, an increase in students is not anticipated. No impacts to school facilities is expected.

d.) *Parks?*

*No Impact*

Parks - The proposed project will not generate an increase in population; hence, there will not be an increased demand on parkland. In addition, the project does not involve the conversion of open



space to another land use. No impacts to parks are expected.

*e.) Other public facilities?*

*Less Than Significant Impact*

Other public facilities - The proposed project would generate an increase of provide number in population either temporarily i.e., sport event, concert or permanently i.e., housing. The provide name library currently serves approximately provide number users and can accommodate an estimated increase of approximately provide number. The library would be able to service the project once implemented. Similarly, the name of hospital has a current occupancy of approximately provide number and can accommodate up to provide number. Upon consultation with the provide contact name at the hospital, it was determined that the proposed project have less than significant impacts on medical services and facilities.

**XIV. RECREATION:**

*a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

*Less Than Significant Impact*

The proposed project would involve temporary closure of the adjacent name type of recreational facility parking area to provide for a staging area during construction, thereby, limiting optimal use of the facility. The facility, though, would remain open. Recreational impacts associated with construction activities are short-term and temporary in nature, and therefore any increase in use of other nearby facilities by displaced users would be considered less than significant. Construction impacts on recreational facilities would be for approximately provide number months. Operation of the project would not permanently displace existing users nor would it generate an increase in potential users. Less than significant impacts are identified.

*b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?*

*Less Than Significant Impact*

The proposed project involves the expansion of the existing state facility type i.e., ball field, picnic area. Construction of the project would have a less than significant environmental affect in that the site is located within an existing park and is less than state acreage amount acres in size and it is at a safe enough distance from sensitive land use receptors. Any noise, air quality and/or traffic impacts would be considered less than significant because of the relative short-duration of construction that is approximately provide number weeks/months.

**XV. TRANSPORTATION/TRAFFIC -- Would the project:**

*a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?*

*Less Than Significant Impact*

The response should summarize the findings of the traffic report prepared by a consultant. The proposed project would result in an increase in short-term traffic impacts from construction activities. The project would also result in new operational trips. Approximately provide number of worker related trips and approximately provide number truck trips would occur during the course





of construction. Approximately provide number trips attributable to operations of the project would occur. This is less than a provide percentage increase. These trips would be along describe access roads to the site that would be used which are at a level of service provide LOS. Note: A table listing the access roads and their associated LOS and should be provided. This information can be obtained from the City's General Plan, Transportation and Infrastructure Element (Chapter 4). Because the number of new vehicle trips would not exceed significance thresholds, impacts would be less than significant.

*b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?*

*Less Than Significant Impact*

The response should summarize the findings of the traffic report prepared by a consultant. The proposed project does not involve any activities that would be in direct conflict with the Circulation Element of the General Plan. No impacts are identified.

*c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?*

*Less Than Significant Impact*

The response should summarize the findings of the traffic report prepared by a consultant. The proposed project would result in an increase in short-term traffic impacts from construction activities. The project would also result in new operational trips. Approximately provide number of worker related trips and approximately provide number truck trips would occur during the course of construction. Approximately provide number trips attributable to operations of the project would occur. This is less than a provide percentage increase. These trips would be along describe access roads to the site that would be used which are at a level of service provide LOS. Note: A table listing the access roads and their associated LOS and should be provided. This information can be obtained from the City's General Plan, Transportation and Infrastructure Element (Chapter 4). Because the number of new vehicle trips would not exceed significance thresholds, impacts would be less than significant.

*d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

*Less Than Significant Impact*

The response should summarize the findings of the traffic report prepared by a consultant. The proposed project involves describe element of project that would pose a hazard or unsafe driving conditions. This feature would have the potential to expose drivers and pedestrians to risk of collision. However, the proposed project would adhere to standard roadway design requirements. Less than significant impacts are identified.

*e) Result in inadequate emergency access?*

*No Impact*

The proposed project does not involve the design and/or construction of any roadway feature that would pose a hazard or unsafe driving conditions. No impacts are identified.

*f) Result in inadequate parking capacity?*

*No Answer Selected*

## **XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:**



a) *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*

*Less Than Significant Impact*

The proposed project would involve the discharge of state type of pollutant i.e., nitrates, phosphorus into the local sewer system. Approximately state amount and measurement unit would be discharged from the proposed project which is a negligible increase, less than state percentage. The nearest wastewater treatment facility, the Joint Water Pollution Control Plant, is currently treating approximately state amount of waste gallons of wastewater per day which is within the requirements for state pollutant. Reference contact source.

b) *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction which could cause significant environmental effects?*

*Less Than Significant Impact*

The proposed project involves the expansion of existing water and wastewater facilities primarily that of pipelines extending from the site to connect to the local water and wastewater system. Construction of these new pipelines would have a less than significant impact on air quality, cultural resources, geology and soils, state other environmental areas with the adherence to standard best management practices during construction to minimize dust, damage to cultural resources, soil erosion state other potential impacts associated with excavation and trenching activities.

c) *Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction which could cause significant environmental effects?*

*Less Than Significant Impact*

The proposed project involves the increase in permeable surface by approximately provide percent increase. There are state size of pipe diameter pipes adjacent to the project site that would receive water surface run-off from the site. These pipes are of sufficient size to accommodate the nominal increase in water surface flows from the site. In addition, the project involves a landscaping and grading plan which is conducive to storm water retention on-site. Such design elements of the proposed project would substantially reduce excessive water run-off and avoid the need to construct new storm water facilities. Less than significant impacts are identified.

d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

*Less Than Significant Impact*

The proposed project involves the describe project in brief. Increase in water usage and consumption is estimated at provide total amount gallons per day/per year. After consultation with the local water service provider name provider, the increase in demand on water resources would be considered less than significant.

e) *Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

*Less Than Significant Impact*

Though the proposed project would result in a measurable increase in wastewater, the Joint Water Pollution Control Plant has the capacity to serve the projected demand. The plant currently treats approximately state amount daily/annually and has a maximum capacity of state amount. Less than significant impacts are identified.



f) *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*

*Less Than Significant Impact*

The proposed project is expected to generate less than five tons of solid waste both during construction and operation of the project. The solid waste generated by construction activities would be properly sorted at a transfer station for recyclable materials then transported to the appropriate landfill. The Bradley Landfill has a maximum capacity of state amount tons daily/annually and is currently accepting, on average, state amount tons per day/per year up to the year state year. At the present time, the proposed project would have a less than significant impact on existing landfill facilities.

g) *Comply with Federal, State, and local statutes and regulations related to solid waste?*

*Less Than Significant Impact*

NA

## **XVII. MANDATORY FINDINGS OF SIGNIFICANCE:**

a) *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endanger plant or animal or eliminate important examples of the major periods of California history or prehistory?*

*Less Than Significant Impact*

N/A

b) *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

*Less Than Significant Impact*

N/A

c) *Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?*

*Less Than Significant Impact*

N/A

