



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: September 28, 2010

SUBJECT: Conditional Use Permit No. 792-10

APPLICANT AND
PROPERTY OWNER: Compton Creek, LLC
c/o Mr. Frank Colaruotolo
P.O. Box 271
San Pedro, CA 90733

REQUEST: Continued public hearing to consider the development and operation of a 150-space recreational vehicle (RV) storage lot to be located on the east and west 50-foot wide portions of an approximately 320-foot-wide by 1,413-foot-long section of the Compton Creek Watershed located in the OS (Open Space) zoning district.

PROPERTY INVOLVED: 2900 East Del Amo Boulevard

COMMISSION ACTION

☐ Concurred with staff
☐ Did not concur with staff
☐ Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Graber
		Vice-Chair Park			Saenz
		Brimmer			Schaefer
		Diaz			Verrett
		Gordon			

Item No. 10C

I. Introduction

This item was continued from the August 10, 2010 and September 14, 2010 Planning Commission meetings so that additional time could be provided for the applicant to investigate and address comments and concerns raised during public testimony. Staff provided additional information at the September 14, 2010 public hearing that addressed some of these comments and concerns. However, the Planning Commission continued the item to provide additional time for the applicant to meet and confer with adjacent property owners who voiced concern at the August 10, 2010 meeting, and to meet with staff to clarify and amplify certain project information related to drainage, security, and other aspects of the proposed business operations.

Since the last Planning Commission meeting, the applicant has corresponded with staff and one of the two adjacent property owners who testified at the August 10, 2010 meeting via e-mail, telephone, and in person to discuss the project's potential impacts on his building and business and seek ways to mitigate those concerns. Numerous attempts were made by the applicant and staff to contact the other property owner. However, staff was unable to make contact.

After discussion amongst staff, the applicant, and adjacent property owner regarding the project's potential impacts, the following conditions of approval contained in Exhibit "B" of the attached resolution have been added and/or modified:

No. 24: A six-foot-high wrought-iron fence with a 'shepherds-crook' at the top shall be placed along the full extent of the east and west property lines, subject to the discretion and approval of the Planning Division. Concrete parking blocks or other type of vehicular barrier to be located adjacent to such fence shall be reviewed and approved by the Planning Division prior to the issuance of grading permit(s).

No. 28: Disposal of recreational vehicle waste products, i.e. "black water", "gray water", or other collection tank material(s), is prohibited. Facilities for the storage, disposal collection, or removal of such waste are not permitted on the subject property.

No. 52: The applicant shall provide a security plan for the property, including the placement locations for security cameras, type and height of wrought-iron fencing, and schedule for periodic inspections of the site. Video surveillance of both sides of the RV storage park shall be recorded 24-hours per day, 7-days a week and stored electronically for future review. The applicant shall utilize technology that allows the Los Angeles County Sheriff's Department to obtain internet access to the security cameras, if possible. Such plan shall be submitted to the Sheriff's Department and Planning Division for review and approval prior to the issuance of a grading permit.

No. 61: Graffiti shall be removed from all project areas within 3 days of written notification by the City of Carson. 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.

No. 62: Such project areas described in Condition No. 61 shall include the west wall of the buildings located adjacent to the east side of the subject property, known as 20425 and 20435 S. Susana Road, Carson, CA 90810. The applicant shall obtain an easement or other agreement as necessary to authorize access for removal of graffiti from such buildings that are immediately accessible from the subject property. The applicant shall not be responsible for graffiti removal if such easement or agreement is not reasonably provided by the adjoining property owner.

The adjacent property owner has provided a letter (Exhibit No. 2) in response to the proposed changes to the conditions of approval which states his satisfaction with such changes.

During staff's presentation at the September 14, 2010 Planning Commission hearing, a potential alternative design proposal was discussed. The original plan is to backfill the area adjacent to the existing access road to a grade level equal to the access road. The alternative design is to build a platform on top of pylons spaced at approximate 50-foot intervals. The applicant has decided to proceed with backfilling plans, if approved. The following condition of approval requires additional review and approval if the alternative design is ultimately pursued:

No. 3: The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission and on file with the City Planning Division, 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.

Staff feels that the issues raised during previous public hearings have been addressed and adequately mitigated. Other than the issues discussed above, the prior information contained in the August 10, 2010 and September 14, 2010 staff reports to the Planning Commission remains unchanged.

II. Recommendation

That the Planning Commission:

- **ADOPT** the Negative Declaration;
- **APPROVE** Conditional Use Permit No. 792-10; 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. 792-10 FOR THE DEVELOPMENT AND OPERATION OF A 150-SPACE RECREATIONAL VEHICLE STORAGE (PARKING) LOT ON AN 8.7-ACRE SITE LOCATED AT 2900 E. DEL AMO BOULEVARD."

III. Exhibits

1. Excerpt of Planning Commission Minutes Dated August 10, 2010
2. Letter From Mr. Phil Steuber Dated September 21, 2010
3. Draft Resolution

Prepared by:



Steven Newberg, AICP, Associate Planner

Reviewed by:



John F. Signo, AICP, Senior Planner

Approved by:



Sheri Repp-Loadsman, Planning Officer

SN: c79210p_092810



Commissioner Brimmer noted the importance of retaining the businesses in Carson and helping them where possible during these difficult economic times, pointing out that closed businesses create blight.

Commissioner Verrett expressed, echoed by Commissioner Brimmer, her belief this applicant is not proposing an excessive amount of signage and that she is in support of his request. She noted her concern with businesses closing in Carson.

Chairman Faletogo noted he is inclined to ask staff and the applicant to work on a compromise and bring this matter back to the next meeting.

Mr. Saelzler stated they are trying to maximize what they already have and that they would be willing to work on a compromise.

Planning Commission Decision:

Chairman Faletogo moved, seconded by Vice-Chairman Park, to continue this matter to the September 14, 2010, Planning Commission meeting, directing staff and the applicant to reach a compromise on this proposal. Motion carried, 9-0.

11. PUBLIC HEARING

G) Conditional Use Permit 792-10

Applicant's Request:

The applicant, Compton Creek, LLC, is requesting to authorize a 179-space recreational vehicle (RV) storage lot to be located on the east and west 50-foot wide portions of an approximate 220-foot wide by 0.27-mile long (1,413 linear feet) section of the Compton Creek Watershed. The property is located at 2900 East Del Amo Boulevard.

Staff Report and Recommendation:

Associate Planner Newberg presented staff report and the recommendation to ADOPT the Negative Declaration; APPROVE Conditional Use Permit No. 792-10; 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. 792-10 for the development and operation of a 150-space recreational vehicle storage (parking) lot on an 8.7-acre site located at 2900 East Del Amo Boulevard."

Commissioner Saenz noted the need to get these large vehicles stored off the City's streets.

Vice-Chairman Park expressed his belief there is not enough room for traffic circulation on this site, noting these large vehicles don't have adequate clearance to safely maneuver.

Associate Planner Newberg stated that they recognize the larger sized RV's may not be able to fit.

Commissioner Graber highlighted the deficiencies of the Dominguez Flood Channel and the Compton Creek, questioning whether these channels will be able to handle a large flood and the possibility of these stored vehicles being swept away, leaking gas and oil into these waterways.

Leonard Frederick, applicant's representative, stated that all the oversight agencies have provided input and approved this request; stated that the site will be adequately fenced; and that he believes it is a good use of this land.

Bob Purzycki stated that his business is adjacent to this site on the east side of the creek; expressed his concern with this business's perimeter being two feet from his property/building; stated that a 30-foot motor home carries a lot of fuel/propane and that this poses a dangerous condition for his employees and building, especially with these motor homes being parked as close to his building as they are proposing. He stated there would only be a 6-foot space from the fence to the top of his roof and that the transients will use these vehicles to get on top of his building. He added that the transients routinely steal and vandalize his property, and that having vehicles this close to the fence and his building will make it even easier for people to illegally access his property. He added that this business will be 1,000 feet off Del Amo Boulevard and that it creates a safe haven for those who wish to break into the stored vehicles and for a fire to get out of control before anyone notices. He added he is concerned with adequate Fire Department access with the narrow roadways and questioned if the bridges could handle these large vehicles being swept away down the channel in a raging storm.

Philip Steuber stated his business is adjacent to this property; stated they have a steel-reinforced fence and that the vagrants still continue to break in and take anything they can get; he advised that the onsite cameras are not effective in stopping the vandalism; and explained that they have become selective with the vandalism calls to the police department because they are fearful the police will begin to not respond in a timely manner when they need them the most. He noted his fear that RV owners will easily get away with illegally dumping their RV sewage waste into the waterway/channel.

There being no further input, Chairman Faletogo closed the public hearing.

Commissioner Graber suggested this would be the perfect site for a plant nursery.

Vice-Chairman Park reiterated his concern there is not enough room for an RV to adequately maneuver on this property, reminding everyone that this area is slated for much change because of the I-710 project.

Commissioner Verrett highlighted the need for RV storage and getting these large vehicles stored somewhere else but the City's streets.

Chairman Faletogo stated this is a good use for this site and that there is a great need for this type storage, but he stated that the concerns of the speakers are valid and need to be addressed. He suggested that this item should be continued to allow staff and the applicant to address these valid concerns.

Planning Commission Decision:

Commissioner Graber moved, seconded by Vice-Chairman Park, to deny the applicant's request. (This motion was later withdrawn.)

By way of a Substitute Motion, Commissioner Verrett moved, seconded by Commissioner Saenz, to approve the applicant's request. (This motion was later withdrawn).

Following brief discussion, Chairman Faletogo continued this matter to the September 14, 2010, Planning Commission meeting, allowing staff an opportunity to work with the applicant and the adjoining property owners on the overall security plan. There was no objection, absent Commissioner Brimmer.



September 21, 2010

Steve Newberg, Carson City Planning
Frank Colaruotolo, Compton Creek LLC

Gentlemen,

Thank you for both you addressing our concerns with our property (20425 S. Susana Road) in relation to the proposed RV Storage site (CUP 79210). Protecting our investment is our chief concern and our ability to continue to operate our business from the property for the foreseeable future.

After the meetings on site, subsequent discussions with both of you regarding our concerns of graffiti, trash/waste, and security, we are comfortable with the proposed changes to the conditions (24, 28, 52, 61, and 62) which specifically address those issues.

Based on those revised conditions to CUP 79210 provided by Mr. Newberg in his September 21, 2010 email attachment titled c79210pc_092810, we feel our concerns originally outlined in the letter provided to the planning commission on September 10, 2010, and raised at the subsequent planning commission meeting held on September 14, 2010 have been adequately addressed and mitigated by the revised conditions.

Best Regards,



Philip H. Steuber
Managing Partner
Steuber Corportion

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO.

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT
NO. 792-10 FOR THE DEVELOPMENT AND OPERATION OF A
150-SPACE RECREATIONAL VEHICLE STORAGE (PARKING)
LOT ON AN 8.7-ACRE SITE LOCATED AT 2900 E. DEL AMO
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, Frank Colaruotolo on behalf of the Compton Creek, LLC, with respect to real property located at 2900 E. Del Amo Boulevard, and described in Exhibit "A" attached hereto, requesting the authorization to develop and operate a 150-space recreational vehicle (RV) storage lot to be located on the east and west 50-foot wide portions of an approximately 320-foot-wide by 1,413-foot-long section of the Compton Creek Watershed located in the OS (Open Space) zoning district.

Public hearings were duly held on August 10, 2010, September 14, 2010, and September 28, 2010 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 meetings 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 subject property is identified as a flood control facility which is described as General Open Space in Section 3.1 of the Carson General Plan Open Space and Conservation Element. As such, it is intended for passive recreational uses, including those uses specifically permitted in the Open Space section of the city's municipal code. A goal contained in the Open Space Element is the enhancement of Carson's open space resources. An implementation measure of this goal is to provide landscaping along Compton Creek. The applicant intends to provide new landscaping along the outside edges of the subject property and at the entrances to the property from Del Amo Boulevard. Thus, the proposed use and development will be consistent with the General Plan.
- b) The site is currently developed as an access road for maintenance of facilities serving the Compton Creek watershed between Del Amo Boulevard to the north and the 710 Freeway overpass to the south. The road is flat with a slope condition along the interior edges leading to the Compton Creek. Once the project grading is complete, the project site will be flat and rectangular-shaped. The location is convenient for vehicular access and there are sufficient utilities to serve and accommodate the proposed use. There are no permanent structures proposed to be located on the new surface.
- c) The project site is accessed on the east and west sides of the Compton Creek via driveways onto Del Amo Boulevard. The existing 12-foot wide access

EXHIBIT NO. 3 -



easement provided for LA County personnel will continue to be maintained once the development is complete. The completed road will be 22-foot wide, which is compliant with publicly accessed commercial one-way driveways per Section 9162.8 of the Carson Municipal Code. The plan includes two turn-around areas on each side of the property, as well as 'pull-over' areas in between each turn-a-round which provides adequate maneuvering area for vehicular ingress and egress to the site. Therefore, there is adequate street access and traffic capacity to accommodate the proposed use.

- d) There are no permanent structures proposed to be located on the new surface. The intended use is for the short and long-term storage of recreational vehicles, including boats, campers, etc. There will be adequate water supply for fire protection.
- e) The proposed project is for a passive storage use which does not include the development of any new buildings. Adjacent to the east and west sides of the subject property are warehouse and light-industrial uses consisting of large, one-story buildings with truck parking and loading located onsite. The subject property fronts Del Amo Boulevard to the north and terminates on the south side where it is adjacent to the 710 Freeway. The surrounding land uses are comprised of light-industrial, office and open-space uses, with which the intended use on the subject property is compatible.
- f) There are no permanent structures proposed to be located on the new surface. The subject property is identified as a flood control facility described as general open space and intended for passive recreational uses, including those specifically permitted in the Open Space section of the city's municipal code area. The Compton Creek watershed will not be affected in terms of its ability to contain flood waters from tributaries leading to it. Therefore, the use shall not detract from the intended open space character of the area.

Section 4. The Planning Commission further finds that the RV storage lot will not have a significant effect on the environment. A Negative Declaration was prepared and circulated for solicitation of public comment, pursuant to applicable California Government Code and California Environmental Quality Act (CEQA) requirements. The public comment period for the Negative Declaration expired June 14, 2010 and no comments were received.

Section 5. Based on the aforementioned findings, the Planning Commission hereby adopts the Negative Declaration and grants Conditional Use Permit No. 792-10 with respect to the 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 Municipal Code.



PASSED, APPROVED AND ADOPTED THIS 28th DAY OF SEPTEMBER, 2010.

CHAIRMAN

ATTEST:

SECRETARY

SN/c79210p_092810

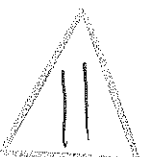


CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "A"
LEGAL DESCRIPTION
CONDITIONAL USE PERMIT NO. 792-10

Property Address: 2900 E. Del Amo Boulevard

Parcel Identification Number: 7306-011-029

Those portions of Lots 3 and 4 of Block D of Parcel Map 100-47, in the City of Carson, County of Los Angeles, State of California as per Map recorded in a Book of Maps in the Office of the County Recorder of Said County.



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 792-10

GENERAL CONDITIONS

1. If Conditional Use Permit No. 792-10 is not used within one year of its 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 make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission and on file with the City Planning Division, 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.
4. Project grading shall comply with Section 9166.1 of the Carson Municipal Code and any other applicable zoning codes.
5. 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.
6. 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.
7. It is further made a condition of this approval that if any condition is violated or if any law, statute or ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
8. 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. 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 No. 792-10. 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.

PARKING

11. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
12. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
13. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
14. All areas used for the movement parking, loading, repair or storage of vehicles shall be paved with either
 - a. Concrete or asphaltic concrete to a minimum thickness of three and one-half inches over four inches of crushed aggregate base; or
 - b. Other surfacing material which, in the opinion of the Director of Engineering Services, provides equivalent life, service and appearance.
15. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
16. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.

LANDSCAPING/IRRIGATION

17. The applicant shall submit two sets of landscaping and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division prior to the issuance of any building permit.



18. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
19. The applicant shall install 6" x 6" concrete curbs around all landscaped planter areas, except for areas determined by a SUSMP/NPDES permit, or other applicable condition of approval that requires certain landscaped areas to remain clear of concrete curbs for more efficient stormwater runoff flow and percolation. Revised landscaping and irrigation plans shall be reviewed and approved by the Planning Division should subsequent modifications be required by other concerned agencies regarding the removal of concrete curbs.
20. 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.
21. Landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include, but are not limited to:
 - a. Vine-like landscaping along perimeter walls;
 - b. Annual flowers wherever possible; and,
 - c. Irrigation system designed to commercial grade standards.

SIGNS

22. Business signs and sign structures shall be permitted in conformance with development plans which have been approved pursuant to the Site Plan and Design Review procedures (including the number of signs and sign structures to be permitted) as provided in Section 9172.23. Directional signs and site restrictions shall be properly posted in conspicuous locations on the subject site, pursuant to a plan that is reviewed and approved by the Planning Division.

FENCES/WALLS

23. All fences, walls and hedges shall be located and constructed in compliance with the standards as provided for in Section 9146.3 (industrial zones) of the Zoning Ordinance.
24. A six-foot-high wrought-iron fence with a 'shepherds-crook' at the top shall be placed along the full extent of the east and west property lines, subject to the discretion and approval of the Planning Division. Concrete parking blocks or other type of vehicular barrier to be located adjacent to such fence shall be reviewed and approved by the Planning Division prior to the issuance of grading permit(s).

LIGHTING

25. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9137.1 (commercial zones) of the Zoning Ordinance.



26. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.

TRASH

27. The trash enclosure and recycling area 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. A painted metal, self-closing door shall be used for enclosing the entrance to the trash and recycling areas. The trash and recycling area enclosure design is to be approved by the Planning Division prior to issuance of any grading permit(s).
28. Disposal of recreational vehicle waste products, i.e. "black water", "gray water", or other collection tank material(s), is prohibited. Facilities for the storage, disposal collection, or removal of such waste are not permitted on the subject property.

AIR QUALITY

29. Temporary traffic controls (i.e., flag person) shall be provided during all construction phases to maintain traffic flow.
30. Truck deliveries shall be consolidated when possible.
31. Exposed piles (i.e., gravel, sand, and dirt) shall be enclosed, covered, or watered twice daily, or an approved soil binder shall be used.
32. Active grading sites shall be watered at least twice daily.
33. Excavation and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 miles per hour over a 30-minute period.
34. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer), in accordance with Section 23114 of the California Vehicle Code.
35. Streets shall be swept at the end of the day if visible soil material is carried over to adjacent roads.
36. Wheel washers shall be installed where vehicles enter and exit unpaved roads onto paved roads.
37. Trucks and any equipment leaving the site shall be washed if dirt, sand, soil, or other loose material is visible.
38. Water shall be applied three times daily, or chemical soil stabilizers shall be used according to manufacturers' specifications, to all unpaved parking or staging areas or unpaved road surfaces.
39. Traffic speed limits of 15 miles per hour or less shall be posted and enforced on all unpaved roads.



NOISE

40. The project contractor(s) shall implement, but not be limited to, the following best management practices (BMPs):
 - a. Exterior construction activities at the project site shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday and shall exclude public holidays. Interior construction activities that do not generate exterior noise are exempt from this requirement.
 - b. All construction equipment with a high noise generating potential, including all equipment powered by internal combustion engines, shall be muffled or controlled.
 - c. Machinery, including motors, shall be turned off when not in use.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

41. Provide water mains, fire hydrants, and fire flows as required by County Forester and Fire Chief for all land shown on the map to be recorded.
42. Provide Fire Department and City approved street signs and building address numbers prior to occupancy.
43. Access shall comply with Section 10.207 of the Fire Code which requires all weather access. All weather access may require paving.
44. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
45. All required hydrants shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
46. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
47. Approved Fire Department turn-a-rounds shall be shown, as stamped and approved by said Fire Department, on the approved plans on file with the Planning Division.

THE GAS COMPANY

48. Underground Service Alert (USA) must be notified 48 hours prior to commencing work @ (800) 442-4133 or (800) 227-2600. Please keep us informed of construction schedules, pre-construction meetings, etc., so that we can schedule our work accordingly.



PUBLIC SAFETY - CITY OF CARSON

49. Automobile fluid leakage shall be disposed of properly. Leakage shall be prevented flowing to storm drains and shall be properly treated so that no potential harm to the environment or to persons exists.
50. Concrete barriers shall be installed on the interior edges of each half of the subject property to prevent vehicles from going down slope into the Compton Creek. Such barriers shall be reviewed and approved by the Planning Division. If required, building permits for such barriers shall be obtained prior to the issuance of a grading permit(s) for the site. If in the event that concrete barriers are not permitted due to easement restrictions, the applicant shall have a plan for prohibiting unauthorized entry into the channel from the channel-side of the reciprocal easement area reviewed and approved by the Los Angeles County Department of Public Works. Proof of approval of such plan shall be submitted to the Planning Division prior to the issuance of a grading permit.
51. The applicant shall provide an adequate number of fire hydrants as determined by the Fire Department. Prior to approval of land use permits, the applicant shall meet with the County Fire Department to review placement of additional fire hydrants throughout the site. Hydrants shall be installed prior to grading permit issuance.
52. The applicant shall provide a security plan for the property, including the placement locations for security cameras, type and height of wrought-iron fencing, and schedule for periodic inspections of the site. Video surveillance of both sides of the RV storage park shall be recorded 24-hours per day, 7-days a week and stored electronically for future review. The applicant shall utilize technology that allows the Los Angeles County Sheriff's Department to obtain internet access to the security cameras, if possible. Such plan shall be submitted to the Sheriff's Department and Planning Division for review and approval prior to the issuance of a grading permit.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

53. 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.
54. Repair any broken or raised sidewalk, curb and gutter along Del Amo Boulevard within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
55. The Developer shall fill in missing sidewalk, remove and replace any broken/damaged driveway approach in the public right of way abutting the proposed development per City of Carson Standard and to the satisfaction of the City Engineer.



56. 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.
57. 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 40 feet.
58. A construction permit is required for any work to be done in the public right-of-way.
59. 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.
60. 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.

GRAFFITI

61. Graffiti shall be removed from all project areas within 3 days of written notification by the City of Carson. 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.).
62. Such project areas described in Condition No. 61 shall include the west wall of the buildings located adjacent to the east side of the subject property, known as 20425 and 20435 S. Susana Road, Carson, CA 90810. The applicant shall obtain an easement or other agreement as necessary to authorize access for removal of graffiti from such buildings that are immediately accessible from the subject property. The applicant shall not be responsible for graffiti removal if such easement or agreement is not reasonably provided by the adjoining property owner.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

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

OTHER

64. The Recreational Vehicle (RV) operator shall provide adequate notice to customers advising of any restrictions to access and circulation caused by maintenance and/or repair work to the flood control area.



ENVIRONMENTAL DOCUMENTATION

65. 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 \$75.00 (seventy-five 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.
66. 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 \$2,010.25 pursuant to Fish and Game Codes § 711.4, 711.4(e) and 713. If this fee is imposed, the subject project shall not be operative, vested or final unless and until the fee is paid.

