



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: November 9, 2010

SUBJECT: Design Overlay Review No. 1365-10

APPLICANT/PROPERTY OWNER: BP West Coast Products, LLC  
Attention: Simon Mui  
2350 East 223<sup>rd</sup> Street  
Carson, CA 90810

REQUEST: To permit the construction of a new 127,273-square-foot two-story maintenance shop building within the BP Carson Refinery property located in the MH (Manufacturing, Heavy) zone and within the Merged and Amended Redevelopment Project Area

PROPERTIES INVOLVED: 2350 East 223<sup>rd</sup> Street

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#### COMMISSION ACTION

☐ Concurred with staff

☐ Did not concur with staff

☐ Other

#### COMMISSIONERS' VOTE

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

***Item No. 11D***

## **I. Introduction**

The applicant, Simon Mui is requesting approval of Design Overlay Review No. 1365-10 on behalf of BP West Coast Products, LLC to permit the construction of a new 127,273-square-foot two-story maintenance shop building within the BP Carson Refinery property. Current operations at an existing maintenance shop building located further southwest within the BP refinery will be relocated to the new maintenance shop building. Once the new maintenance shop building is constructed, the existing building will be used for long-term storage.

The project site is located at 2350 East 223<sup>rd</sup> Street in the MH (Manufacturing, Heavy) zone and within the Merged and Amended Redevelopment Project Area. Since the project site is within the Merged and Amended Redevelopment Project Area it is subject to Redevelopment Agency approval.

## **II. Background**

The proposed location of the new maintenance shop building is within the Carson BP refinery. The new, two-story building will be constructed on a site that is currently being used as a laydown/storage area and fire training yard. This area is also occupied with temporary modular offices. Properties to the north include the BP Office Building, Poly One, and vacant land. Further north across 223<sup>rd</sup> Street include the Cormier Chevrolet automobile retailer, Cruise America RV Sales and Rental, and additional vacant land. To the east is BP owned property and the Alameda Corridor. South of the site is the Carson Refinery. Land uses surrounding the BP Carson Refinery are mostly heavy manufacturing with the exception of few mixed light manufacturing and commercial uses located to the southwest and northwest across 223<sup>rd</sup> Street.

The proposed project is expected to be comprised of a large open high bay area, multiple light craft areas, a second floor office area, and open exterior canopy area, and associated parking. The second floor office area is approximately 33,600 square feet. The maintenance shop building will be occupied by approximately 400 personnel.

The proposed high bay area will be utilized for a carpentry shop, insulation shop, rigging shop, tool room, electrical shop, instrumentation shop, and a sheet metal shop. The second floor will include break rooms, training rooms, meeting rooms with cubicle areas for office personnel.

Primary access to the proposed maintenance shop building will be provided via 223<sup>rd</sup> Street by Poly One Road, west of BP Campus Drive along the eastern boundary of the site. A traffic signal at the intersection of 223<sup>rd</sup> Street and Poly One Access Road is proposed to allow for easier flow of traffic. Vehicle access will also be available through BP Campus Drive. All truck access will be limited to Arco Way and Manville Road. The city's Traffic division has reviewed and approved the proposed improvements.



In 2005, Design Overlay Review No. 868-04 was approved for the BP Office Building located directly north of the proposed location. Since then, no additional discretionary permits have been approved.

There are no past or current code enforcement cases associated with this property.

### III. Analysis

#### Design Overlay Review

The proposed project is subject to Site Plan and Design Review pursuant to Section 9172.23 of the Carson Municipal Code (CMC) and the Planning Commission may approve the proposal only if the following findings can be made in the affirmative based on certain criteria. 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 as follows:

**a. Compatibility with the General Plan, any specific plans for the area, and surrounding uses.**

The proposed project is consistent with the General Plan of the city of Carson in that the property and surrounding areas are designated as Heavy Industrial. The subject property is zoned Manufacturing, Heavy (MH) and within the Merged and Amended Redevelopment Project Area. The proposed maintenance shop building and its associated improvements are consistent with this zoning.

**b. Compatibility of architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance, scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area.**

The proposed project is consistent with the long-term plans for the BP Carson Refinery and surrounding industrial buildings. The project is compatible with the surrounding area and blends in with the environment. The proposed maintenance shop building is located within the BP Carson Refinery and has been designed to complement the existing BP office building located directly north of the project site. The height of the maintenance shop building is proposed at 44 feet which meets the requirements of the zoning code for industrial uses. The building is set back approximately 900 feet from the public right-of-way on 223<sup>rd</sup> Street and is minimally visible to commuters. The building has been designed to improve the general backdrop of the area and be harmonious with the surrounding environment.



The project site shares an easement with several other properties along Poly One Road. The applicant proposes to provide 25 feet of landscaping along Poly One Road to improve the aesthetics of the general area and replace dilapidated landscaping. Bio-swales are also proposed on-site to treat stormwater runoff and provide some vegetation on-site. The bio-swales are located near the building foot-print therefore not visible from the public right-of-way.

The site is required to provide a total of 313 parking spaces per the requirements in Carson Municipal Code (CMC) Section 91632.21. The project will provide a total of 314 parking spaces, resulting in a surplus of 1 space. In addition, the site provides a total of 151 parking spaces for company vehicles.

The proposed project adequately meets the city's design and development standards and is compatible with the anticipated development for the area.

**c. Convenience and safety of circulation for pedestrians and vehicles.**

The project provides a parking lot that provides a total of 465 parking spaces. 151 parking spaces will be reserved for company vehicles and fenced off for safety and improved circulation for pedestrians and vehicles. 314 parking spaces will be accessible to the public and employees. Walkways are proposed in the parking lot to provide safe connections for employees. The parking lot has been designed with wheel stops and directed ingress and egress to promote safe circulation for pedestrians and vehicle. The parking lot meets all city requirements. All minimum widths for parking spaces, driveways, and drive aisles are provided.

The applicant proposes to provide a traffic signal at the intersection of 223<sup>rd</sup> Street and Poly One Road to minimize traffic hazards associated with employees exiting the site and making a left turn. In addition to Poly One Road, employees can also access the site along BP Campus Drive. All truck access will be restricted to Arco Way and Manville Road. Truck activities will be limited to pick-ups and drop-offs. With the proposed improvements and restricted truck activities the site provides safe circulation for pedestrians and vehicles.

**d. Attractiveness, effectiveness and restraint in signing, graphics and color.**

No signing is proposed for the maintenance shop building. The maintenance shop building is designed to match the color scheme of the existing BP Office building. The building is attractive and the proposed color scheme is appropriate for the area.



e. **Conformance to any applicable design standards and guidelines which have been adopted pursuant to Section 9172.15.**

The subject property is located within the Merged and Amended Redevelopment Project Area therefore will be subject to Redevelopment Agency approval.

The implementation of the proposed project would achieve the following goals and objectives stated in the Merged and Amended Redevelopment Plan:

1. The elimination and prevention of the spread of blight and deterioration, and the conservation, rehabilitation, and redevelopment of the Project Area.
2. The upgrading of existing commercial and industrial uses in the Project Area.

Staff believes the proposed project is an attractive and complimentary addition to the BP Carson Refinery and surrounding area. The project will implement the goals for the Merged and Amended Redevelopment Project Area.

**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/Negative Declaration (ND) was prepared for the proposed project in accordance with CEQA. The ND contains an adequate assessment of the potential environmental impacts and finds that impacts will be less than significant. The ND was circulated for public review from October 7, 2010 to October 28, 2010 and noticing was conducted in compliance with the CEQA Guidelines. Two public comments were received, one from the Professional Native American Cultural Resource Monitors requesting a qualified archaeological/Native American monitor be present during ground disturbance and the second comment from the neighboring business, Poly One with general concerns for traffic circulation (Exhibit 3).

All comments have been addressed or incorporated into the final ND.

**V. Recommendation**

That the Planning Commission:

- ADOPT the Negative Declaration; and
- APPROVE the proposed project subject to the conditions of approval attached as Exhibit "B" to the Resolutions; and

- WAIVE further reading and ADOPT Resolution No. 10-\_\_\_, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL OF DESIGN OVERLAY REVIEW NO. 1365-10 TO THE CARSON REDEVELOPMENT AGENCY FOR THE CONSTRUCTION OF A NEW 127,273-SQUARE-FOOT TWO-STORY MAINTENANCE SHOP BUILDING WITHIN THE BP CARSON REFINERY LOCATED AT 2350 EAST 223<sup>RD</sup> STREET."


**VI. Exhibits**

1. Draft Resolution for Design Overlay Review No. 1365-10
2. Site Map
3. Negative Declaration on CD (under separate cover)
4. Development Plans (under separate cover)

**Prepared by:**

  
Sharon Song, Associate Planner

**Approved by:**

  
Sheri Repp, Planning Officer



**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO. 10-XXXX**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL TO THE CARSON REDEVELOPMENT AGENCY OF DESIGN OVERLAY REVIEW NO. 1365-10 FOR THE CONSTRUCTION OF A NEW 127,273-SQUARE-FOOT TWO-STORY MAINTENANCE SHOP BUILDING WITHIN THE BP CARSON REFINERY LOCATED AT 2350 EAST 223<sup>RD</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, Simon Mui on behalf of BP West Coast Products, LLC, with respect to real property located at 2350 E. 223<sup>rd</sup> Street, and described in Exhibit "A" attached hereto, recommending approval of a Design Overlay Review (DOR) No. 1365-10 to the Carson Redevelopment Agency to construct a new 127,273-square-foot two-story maintenance shop building within the BP Carson Refinery property located in the MH (Manufacturing, Heavy) zone and within the Merged and Amended Redevelopment Project Area.

A public hearing was duly held on November 9, 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 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 Heavy Industrial with which the proposed use is compatible. The proposed maintenance shop building will be complementary to the surrounding area and will be appropriate for the subject property.
- b) The proposed maintenance shop building is designed to meet the City's requirements, including aspects of site planning, land coverage, landscaping, appearance and scale of structures, 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 existing use and development. The surrounding land uses are primarily industrial uses and the proposed project is intended to support those uses.
- d) The proposal provides adequate parking located on the site and the required number of parking spaces are provided. Circulation on the adjacent public streets will not be adversely impacted by the project. Safe circulation is provided for pedestrians and traffic.



- e) The proposed building is attractive and designed to be compatible with the surrounding area.
- f) The project meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations subject to compliance with the conditions of approval. Therefore 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.

**Section 4.** The Planning Commission further finds that the proposed project will not have a significant effect on the environment as indicated in the Initial Study and Negative Declaration prepared for this project. The proposed use will not alter the character of the surrounding area and meets or exceeds all City standards for protection of the environment.

**Section 5.** Based on the aforementioned findings, the Commission hereby recommends approval of Design Overlay Review No. 1365-10 to the Carson Redevelopment Agency with respect to the properties described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

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

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

**PASSED, APPROVED AND ADOPTED THIS 9<sup>th</sup> DAY OF November, 2010**

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

**ATTEST:**

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





**SCHEDULE A**

**CHAIN OF TITLE GUARANTEE**

The assurances referred to on the face page hereof are:

That, according to those public records which, under the recording laws, impart constructive notice of matters relating to the interest, if any, which was (acquired) by:

BP West Coast Products LLC, a Delaware limited liability company

pursuant to a Warranty Deed recorded February 22, 2002 as Instrument No. 02-419284 in and to the real property in the City of Carson, County of Los Angeles, State of California, described as follows:

THAT PORTION OF THE 398.11 ACRE TRACT IN THE RANCHO SAN PEDRO IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ALLOTTED TO ANA JOSEFA DOMINGUEZ DE GUYER, BY THE FINAL DECREE OF PARTITION OF A PORTION OF SAID RANCHO HAD IN LOS ANGELES COUNTY SUPERIOR COURT CASE NO. 3284, BEING THAT CERTAIN PARCEL OF LAND BOUNDED ON THE NORTH BY THE SOUTH LINE OF THE 25 FOOT PARCEL OF LAND DESCRIBED IN DEED TO WATSON LAND COMPANY RECORDED IN BOOK 15504 PAGE 179 OF OFFICIAL RECORDS OF SAID COUNTY; ON THE SOUTH BY THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO JOHNS-MANVILLE PRODUCTS CORPORATION, RECORDED IN BOOK 19497 PAGE 374 OF OFFICIAL RECORDS OF SAID COUNTY, AND THE WESTERLY PROLONGATION OF SAID NORTH LINE; ON THE WEST BY THE WESTERLY LINE OF LOS ANGELES COUNTY FLOOD CONTROL EASEMENT, 250 FEET WIDE, AS SAID EASEMENT IS DESCRIBED AND RECORDED IN BOOK 19438 PAGE 355 OF OFFICIAL RECORDS OF SAID COUNTY; AND ON THE EAST BY THE WESTERLY LINE OF PACIFIC ELECTRIC LAND COMPANY STRIP OF LAND, 250 FEET WIDE, AS DESCRIBED IN DEED RECORDED IN BOOK 2845 PAGE 356 OF OFFICIAL RECORDS OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT RECORDED DECEMBER 28, 1993 AS INSTRUMENT NO. 93-2524618 OF OFFICIAL RECORDS.

ALSO EXCEPT THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT RECORDED JULY 12, 1995 AS INSTRUMENT NO. 95-1120570, OF OFFICIAL RECORDS.

ALSO EXCEPT THAT PORTION OF SAID LAND AS DESCRIBED IN THE DOCUMENT RECORDED DECEMBER 24, 2004 AS INSTRUMENT NO. 20072824659, OF OFFICIAL RECORDS.

APN: 7315-008-053



**CITY OF CARSON**  
**DEVELOPMENT SERVICES GROUP**

**PLANNING DIVISION**

**EXHIBIT "B"**

**CONDITIONS OF APPROVAL**

**DESIGN OVERLAY REVIEW NO. 1365-10**

**GENERAL CONDITIONS**

1. If a building permit is not issued within one year of the date of approval of Design Overlay Review No. 1365-10, said permit(s) shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
3. 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.
4. 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.
5. 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.
6. 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.
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. 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. 1365-10. 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

10. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
11. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
12. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.

#### LANDSCAPING/IRRIGATION

13. 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.
14. 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.
15. Landscaping shall be provided with a permanently installed, automatic irrigation system.



16. A minimum of 25 feet of landscaping shall be provided along Poly One Road. Landscape plans shall be reviewed and approved by the Planning Division prior to the issuance of building permits.

#### UTILITIES

17. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9146.8 of the Zoning Ordinance, unless otherwise provided for in these conditions.
18. All roof mounted equipment shall be incorporated into the design of the structure or building. The roof mounted equipment must be painted to blend in with the building and not draw attention.

#### FENCES/WALLS

19. 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.

#### LIGHTING

20. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9137.1 (Commercial Zones) of the Zoning Ordinance.

#### TRUCK LOADING AND MANEUVERING

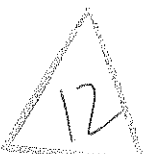
21. All truck loading facilities, maneuvering areas and parking spaces shall be designed to the standards outlined in Section 9162.62 of the Zoning Ordinance.

#### BUILDING AND SAFETY

31. 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.
32. The proposed project shall meet all requirements of the American Disabilities Act (ADA).
33. The existing maintenance shop building located in the southern portion of the BP Carson Refinery shall only be used as storage. Proper permits shall be secured prior to converting the building for storage use.

#### ENGINEERING SERVICES DEPARTMENT

34. The Developer shall submit a copy of approved Grading plans on bond paper to the City of Carson – Engineering Division, prior to issuance of grading permits.



35. The Developer shall submit a copy of approved plans on mylars (such as, Sewer, Street and/or Storm Drain Improvements, whichever applies), to the City of Carson – Engineering Division, prior to issuance of construction permits.
36. On-site flatwork (e.g. base, paving, curb and gutters) are subject to inspection by Public Works Inspectors. Permit shall be obtained from City of Carson Engineering Services.
37. A construction permit is required for any work to be done in the public right-of-way.

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

38. Drainage/Grading plan shall be submitted for approval of the Building and Safety Division. The Developer shall submit a copy of approved Drainage/Grading plans on bond paper to the City of Carson – Engineering Division.
39. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required, if applicable.
40. The Developer shall comply with the applicable SUSMP requirements and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.
41. Soils report, sewer area study, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, sewer, drainage concept, hydrology study and stormwater information have been received and found satisfactory.
  - a. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.
42. 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 LA County Sewer Department.
43. Quitclaim or relocate any easements interfering with the building locations to the satisfaction of the City, appropriate agency or entity.
44. 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.

Sewer Main Improvements (if any) along 223<sup>rd</sup> Street as determined by the aforementioned sewer area study.



Storm Drain Improvements (if any) along 223<sup>rd</sup> Street as determined by the aforementioned requirement.

45. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Services prior to issuance of Building Permit.
46. Proof of Worker's Compensation and Liability Insurance.

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

47. 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.
48. The Developer shall annex parcel 7315-007-009 and parcel 7315-007-012 to the LA County Lighting Maintenance District, for the purpose of operating and maintaining the streetlights to be installed. The annexation shall be to the satisfaction of LA County and shall be completed prior to the issuance of Certificate of Occupancy. Additional streetlight installation or upgrade to existing streetlights may be required as part of the annexation. (annexation procedure is approximately 12 months)
49. All new utility lines, servicing the proposed development abutting the proposed development shall be underground to the satisfaction of the City Engineer.
50. 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.
51. The Developer shall execute and provide to the City Engineer, a written statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water service will be provided to each building.
  - a. Comply with mitigation measures recommended by the water purveyor.
52. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the hydrology study, subject to the approval of the City Engineer.
53. The Developer shall comply with all requirements from LA County Sewer Maintenance Division for maintenance of new and/or existing sewer main, relating to this development, prior to release of all improvement bonds.
54. 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.



BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

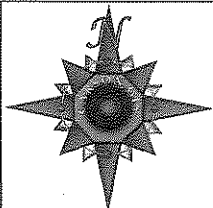
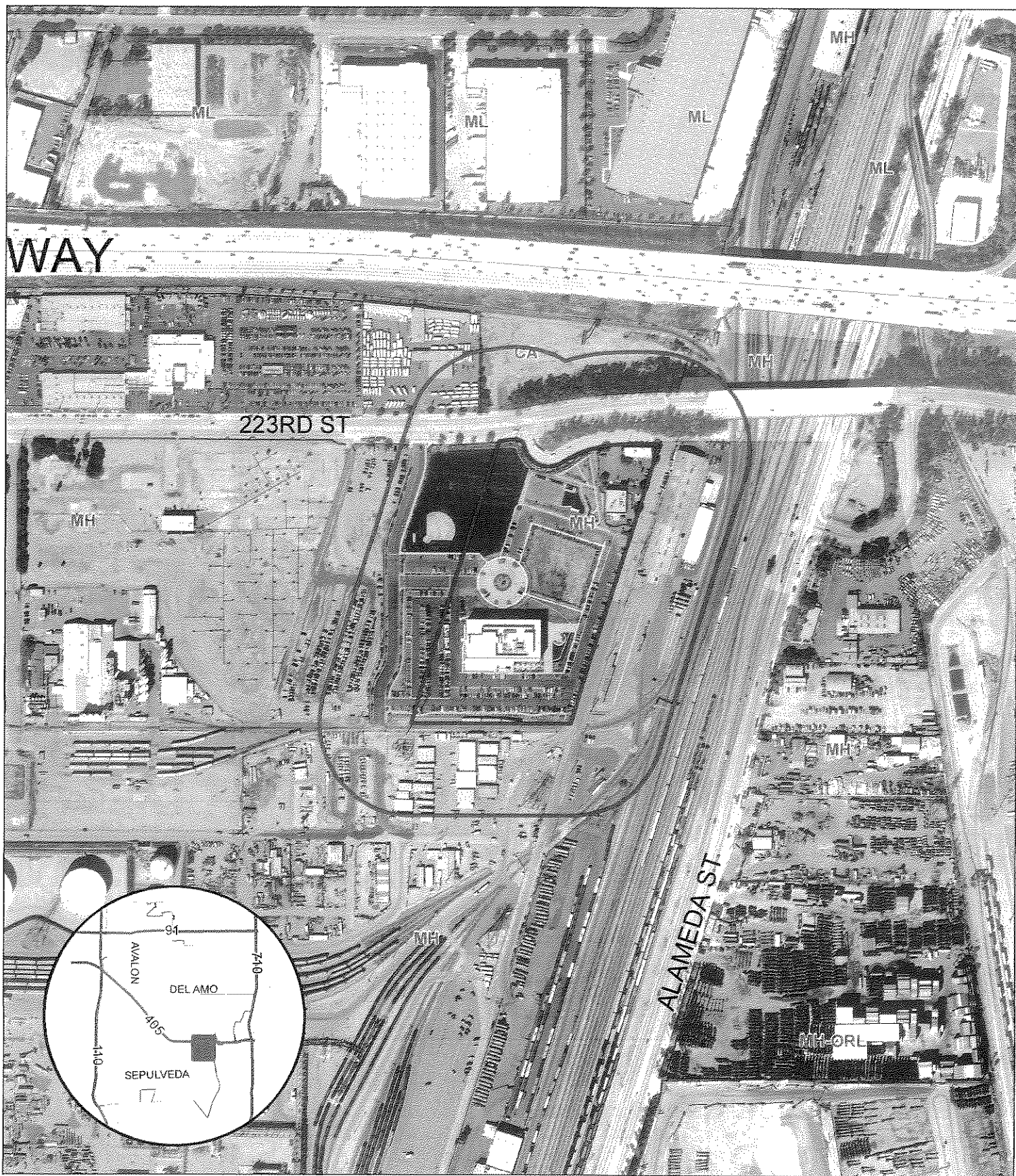
55. Per section 6310 of the Carson Municipal Code, all parties involved in the construction of the project, including but not limited to contractors and subcontractors, will need to obtain a valid City Business License.

ENVIRONMENTAL

56. The applicant shall comply with all the standard conditions, mitigation measures (if any) implementation, timing, and monitoring described in the Negative Declaration for this project.







City of Carson  
 300 Foot Radius Map  
 2350 E 223rd St

EXHIBIT NO. 2

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