



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: September 27, 2016

SUBJECT: Conditional Use Permit No. 978-15

APPLICANT: Inland Star  
3146 S. Chestnut Avenue  
Fresno, CA 93725  
Attn: Mr. Michael Kelton, CEO

PROPERTY OWNER: Prologis, c/o: Danny Williams  
Pier 1, Bay 1, San Francisco, CA 94111

REQUEST: To store high-piled, non-regulated/regulated, combustible and flammable hazardous chemicals/poisons within an existing 254,000-square-foot warehouse building

PROPERTIES INVOLVED: 2132-A East Dominguez Street

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#### COMMISSION ACTION

<u>AYE</u>	<u>NO</u>		<u>AYE</u>	<u>NO</u>	
		Chairman Diaz			Mitoma
		Vice-Chair Madrigal			Pimentel
		Andrews			Post
		Fe'esago, Jr.			Thomas
		Guidry			Palmer/Cinco

## I. Introduction

*Property Owner:*

Prologis c/o: Danny Williams, Pier 1, Bay 1, San Francisco, CA 94111

*Applicant:*

Michael Kelton, CEO/Chairman, Inland Star 3146 S. Chestnut Avenue, Fresno, CA 93725

*Project Address:*

2132-A East Dominguez Street

*Project Description:*

The applicant is requesting approval of CUP No. 978-15 for high-piled, non-regulated/regulated, combustible and flammable hazardous chemicals/poisons storage at 2132-A E. Dominguez Street within an existing warehouse building with approximately 254,000 square feet on a 12.4-acre site zoned MH (Manufacturing, Heavy).

*Current Improvements:*

The site is currently improved with an industrial building and associated parking areas.

*Staff Recommendation:*

Deny the application on the basis that Inland Star's operation would not satisfy the findings for a Conditional Use Permit approval under Carson Municipal Code Section 9172.21 D. in that the proposed project's potential adverse effects, namely, the high risk exposure to regulated and non-regulated chemicals and poisons that may be fatal if inhaled, are not justified by the benefits to the public interest which would occur as a result of the use.

## II. Project Site and Surrounding Land Uses

The project site is located at 2132-A East Dominguez Street.

Site Information	
Existing Land Use	Heavy Industrial
Proposed Land Use Designation	General Plan designates "Heavy Industrial"
Existing Zoning District	MH
Site Size	12.4 acres
Present Use and Development	254,000-square-foot industrial warehouse building storing hazardous chemicals/poisons, flammable, non-hazardous, and non-flammable materials
Surrounding	North: Heavy Industrial uses zoned MH

Uses/Zoning	South: Heavy Industrial uses zoned MH East: Heavy Industrial uses zoned MH West: Heavy Industrial uses zoned MH
Access	Ingress/Egress: Dominguez Street

*Previously Approved Discretionary Permits*  
None

*Public Safety Issues*

The city of Carson has issued two citations to Inland Star for storage of hazardous chemicals/poisons and flammable materials without obtaining approval of a Conditional Use Permit. The Fire Department has issued two citations to Inland Star both for their existing operations in Carson and also their previous location in Rancho Dominguez, California.

### **III. Background/Analysis**

Business Operating without approved Conditional Use Permit, approved Hazardous Materials Business Plan, and Risk Management Plan

Inland Star is a business that receives, stores, and ships various regulated and non-regulated packaged chemicals/poisons. Part of their business includes storing combustible/flammable and hazardous chemicals/poisonous substances, as defined by the Governor's Office of Emergency Services' California Accidental Release Prevention (CalARP) program (Exhibit No. 5). Specifically, the substances stored are Methyltrichlorosilane, Peracetic Acid, Epichlorohydrin, and Cyclohexilamine. (More information regarding these substances provided below). In order to operate lawfully, a business storing these materials must obtain a Conditional Use Permit from the City, as well as approval of their Hazardous Materials Business Plan and Risk Management Plan by the Los Angeles County Fire Department ("Fire Department").

Prior to moving to Carson, Inland Star was located at 2329 E. Pacifica Pl., Rancho Dominguez. The Fire Department issued citations to Inland Star at their previous location for not preparing and implementing a Hazardous Materials Business Plan and a Risk Management Plan. Inland Star moved to their current Carson location in March of 2015. The storage of combustible and flammable, hazardous chemicals/poisons requires approval of a Conditional Use Permit, as well as Los Angeles County Fire Department-approved Hazardous Materials Business and Risk Management plans. However, Inland Star did not apply for a Conditional Use Permit until April 23, 2015; therefore, Inland Star has been operating illegally in Carson since moving here in March of 2015.

Similar to their previous location, Inland Star did not obtain approval of a Hazardous Materials Business Plan and Risk Management Plan from the Los Angeles County Fire Department which is required to do based on the type and quantity of materials stored at the site. Furthermore, Inland Star is currently operating without an

approved Certificate of Occupancy issued by Carson's Building and Safety Division, in violation of California law. More specifically, according to the Governor's Office of Emergency Services, no local regulatory agency may approve a Hazardous Materials Business Plan or Risk Management Plan for the storing of regulated chemicals/poisons without an approved Certificate of Occupancy by the local jurisdiction's Building Official (reference: Mr. Jack Harrah, Senior Emergency Services Coordinator/Hazardous-Materials, <http://www.caloes.ca.gov/cal-oes-divisions/fire-rescue/hazardous-materials/california-accidental-release-prevention>).

City staff, including the City Manager, Director of Community Development/Planning staff, Code Enforcement staff, and the City Prosecutor's Office have communicated with Inland Star, both in person and in writing, numerous times since the City discovered that Inland Star has moved to Carson and is operating without appropriate approvals. Finally, staff requested the City Prosecutor to provide a final notice to Inland Star to remove the hazardous chemicals/poisons.

The applicant has been operating illegally without a Conditional Use Permit and a Certificate of Occupancy since March of 2015. On April 23, 2015, Inland Star submitted a Conditional Use Permit application. On May 20, 2015, staff deemed the project incomplete since the application lacked a Hazardous Materials Business Plan and a CEQA Initial Study. On July 21, 2015, staff notified the applicant that the project remains incomplete, and on June 29, 2016, staff sent via "certified mail" "Notice of Incomplete" Conditional Use Permit Application No. 978-15.

Furthermore, CMC Section 6310 (b) identifies that: "It shall be unlawful for any person to commence any business within a building in the City without first obtaining a Certificate of Occupancy from the City Building Department. Therefore, the Business License that was issued in error to Inland Star is "invalid" since Inland Star does not have an approved Certificate of Occupancy from the City Building Department.

#### August 18, 2016 City Prosecutor Letter

On August 18, 2016, City Prosecutor's office sent a certified letter to Inland Star demanding that it reduce the illegally stored materials to levels below CalARP thresholds. Furthermore, this letter states that: "In preparation to reduce the regulated chemicals, Inland Star shall notify the City in writing by Thursday, September 1, 2016, when and where the excess chemicals/poisons that exceed CalARP thresholds will be moved/re-stored (the specific location) upon removal." The City needs to inspect the removal and visually confirm that the new location of the chemicals is not within the city of Carson (Exhibit No. 3).

#### September 1, 2016 Inspection

During the City's September 1, 2016 site inspection, the applicant informed the City that the four CalARP regulated chemicals/poisons have been removed from the site. However, the applicant did not comply with Carson's Prosecutor's letter to notify the City in writing of such removal. Furthermore, during this site inspection, Mr. Michael

O'Donnell, Senior Executive Vice-President with Inland Star, stated that Inland Star could exceed the CalARP thresholds provided that a Hazardous Materials Business Plan and a Risk Management Plan were in place. Staff, in the presence of the City Prosecutor's Deputy Attorney, Ms. Lauren A. Lyman, reminded Mr. O'Donnell that Inland Star has failed to follow the City Prosecutor's written direction within the August 18, 2016 letter and has failed to secure necessary approvals which are needed to store the materials. Mr. Michael O' Donnell further stated their customers would be informed that shipments of chemicals/poisons that exceed the CalARP threshold would have to wait until after required entitlements are approved.

#### Fire Department Citations

Inland Star has been storing toxic regulated chemicals and poisons that if inhaled because of accidental release or due to an earthquake, the inhalation may be fatal (EPA/Inland Star Risk Management Plan/PSM-RMP Solutions/pg. 1/19 & 2/14). On February 10, 2016, the Fire Department issued two citations: Citation No. 1, to adequately establish and implement a Hazardous Materials Business Plan while storing/handling hazardous materials and that Inland Star failed to provide a Risk Management Plan; Citation No. 2, issued because the Fire Department Inspector observed that the health and safety of public receptors could be adversely impacted by an accidental release of Methyltrichlorosilane into the ambient air from Inland Star's operation. Public receptors include: the Del Amo Elementary School west of Wilmington Avenue; Dolphin Park; residences west of Wilmington Avenue; City's Corporate Yard located at 2400 E. Dominguez Street; and the residences east of Alameda Street (Exhibit No. 7). The Fire Department citation gave Inland Star until March of 2016 to submit the Hazardous Materials Business Plan and Risk Management Plan. Inland Star failed to submit the Hazardous Materials Business Plan and Risk Management Plan as required. Inland Star, therefore, does not have either a valid Hazardous Material Business Plan or a Risk Management Plan. Fire Department citations are attached hereto as (Exhibit No. 4).

#### California Accidental Release Prevention (CalARP)

Inland Star has been storing the following toxic/hazardous chemicals/poisons which are classified as regulated hazardous chemicals and poisons by the Governor's Office of Emergency Services/the California Accidental Release Prevention (CalARP) program:

<b>Chemical/Poison</b>	<b>Total On-Site</b>	<b>CalARP-Threshold</b>	<b>EPA-Threshold</b>
Methyltrichlorosilane	4,000 lbs.	500 lbs.	5,000 lbs.
Peracetic Acid	5,000 lbs.	500 lbs.	10,000 lbs.
Epichlorohydrin	19,000 lbs.	1,000 lbs.	20,000 lbs.
Cyclohexylamine	14,000 lbs.	10,000 lbs.	15,000 lbs.

Methyltrichlorosilane and Epichlorohydrin are chemical/poisons that may form an explosive mixture with air and may be fatal if inhaled. CalARP thresholds are more restrictive than the Federal/EPA thresholds which set the threshold bar in the United States for protecting the public's health, safety and welfare. The purpose of the



CalARP program is to prevent accidental releases of substances that can cause serious harm to the public and the environment, minimize damage if releases do occur and satisfy community "right-to-know" laws.

According to the California State Office of Emergency Services, companies are only allowed to handle more regulated chemicals/poisons than the CalARP threshold if the local governing jurisdiction approves a "Conditional Use Permit," a "Certificate of Occupancy" for the storage building, and if a Risk Management Plan and a Hazardous Materials Business Plan are approved by the local jurisdiction and the Unified Program Agency (UPA), of the Los Angeles County Fire Department-Petro Unit (reference: Mr. Jack Harrah, Senior Emergency Services Coordinator/Hazardous-Materials, <http://www.caloes.ca.gov/cal-oes-divisions/fire-rescue/hazardous-materials/california-accidental-release-prevention>).

Additionally, Section 25500, et seq., of the Health and Safety Code include provisions identifying the information provided by business and area plans in order to prevent and mitigate the damage to the health and safety of persons and the environment from the release or threatened release of hazardous materials into the workplace and environment. State law identifies that Legislature does not intend to preempt any local actions, ordinances, or regulations that impose additional or more stringent requirements on businesses that handle hazardous materials

#### Sensitive Receptors at Risk

Inland Star's Process Hazard Analysis dated July 12, 2016, indicates that a worst case scenario offsite consequence of a Peracetic Acid release would affect a distance of 0.6 miles, as depicted in Exhibit No. 9. The affected areas include the following sensitive receptors: Dolphin Park; Del Amo Elementary School; residential areas west of Wilmington Avenue and residential areas east of Alameda Street. After City review of documents, staff identified that the City's "Critical Response Team location," the City's Corporate yard located at 2400 E. Dominguez Street, was also included in this affected impact area but was not addressed in any mitigation analysis. Furthermore, under the Emergency Action Plan, discussions for evacuation, only Inland Star workers' evacuation is discussed. There is no evacuation plan discussion for: evacuation of residents; Del Amo Elementary School students and of the City's Corporate Yard staff located within a half-mile of Inland Star. Evacuation plans are required in Hazardous Materials Business Plans and Risk Management Plans. In case of a catastrophic event at Inland Star, the City's Corporate Yard will be impacted, and the City's Critical Response Team will not be able to respond.

#### **IV. Concluding Analysis**

Inland Star has been operating without required local jurisdictional discretionary approvals since March of 2015. Additionally, high-pile storage racks have since been installed without city of Carson building permits and without Building Division final inspection.

The documented history of non-compliance of Inland Star includes:

- Operation without the required Hazardous Materials Business Plan/Risk Management Plan;
- Operating in a manner that constitutes a health and safety risk to sensitive receptors by any accidental release of regulated chemicals/poisons;
- Failure to submit engineered plans for high-pile storage racks for city of Carson Building Division review and approval;
- Failure to obtain Building Division permits for the installation of high-pile storage racks for storing regulated/non-regulated chemicals/poisons;
- Storing hazardous and poisonous chemicals without a Conditional Use Permit, as required by CMC Section 9141.1;
- Operating without a valid business license, as required by CMC Section 6310 (a); and
- Operating without a Certificate of Occupancy, as required by CMC Section 6310 (b).

Furthermore, based on Inland Star's documented history of non-compliance and the extremely close proximity being less than half a mile away from sensitive receptors, such as the City's "Critical Response Team" at the City's Corporate Yard, the residences west of Wilmington Avenue, the residences east of Alameda Street, the public using Dolphin Park, and the close proximity to the students attending Del Amo Elementary School, staff concludes that Inland Star's operation would not satisfy the findings for a Conditional Use Permit approval under Carson Municipal Code Section 9172.21 D. in that the proposed project's potential adverse effects, namely, the high risk exposure to regulated and non-regulated chemicals and poisons that may be fatal if inhaled, are not justified by the benefits to the public's interest which will occur as a result of the use.

Based on the above analysis and conclusions, staff recommends denial of Conditional Use Permit No. 978-15 for the storage of regulated and non-regulated chemicals/poisons for property located at 2132-A East Dominguez Street (APN) 7316-026-025.

#### **V. Environmental Review**

An Initial Study was prepared for the proposed project in compliance with the California Environmental Quality Act (CEQA) Guidelines and a Mitigated Negative Declaration.

#### **VI. Recommendation**

That the Planning Commission ADOPT Resolution No. 16-2585, "A Resolution of the Planning Commission of the city of Carson denying Conditional Use Permit No. 978-15 for the storage of high-pile regulated/non-regulated, combustible/flammable hazardous chemicals/poisons within an existing 254,000-square-foot building located at 2132-A East Dominguez Street." Street Assessor's Parcel No. 7316-026-025.

## **VII. Exhibits**

1. Inland Star Distribution Centers, Inc., regulated chemicals
2. Site Plan and storage rack plan
3. Health and Safety Code-HSC and certified mail correspondence to applicant
4. Fire Department Violation Citations Report, dated Feb. 10, 2016
5. CalARP Program Regulations, Table 3: State Regulated Substances List and Threshold Quantities for Accidental Release Prevention, dated Jan. 1, 2015
6. Inland Star Distribution Centers, Inc., Operational Statement, dated April 10, 2015
7. Sensitive Receptors map
8. Mitigated Negative Declaration, dated Aug. 31, 2016
9. Process Hazard Analysis, Worst Case Off-Site Consequence, dated July 12, 2016
10. Radius Map
11. Inland Star Hazardous Materials, Chemicals/Poisons Storage Timeline
12. Inhalation may be fatal/chemical/poison documentation/EPA
13. Proposed Resolution 16-2585

Prepared by: Zak Gonzalez II, Associate Planner



## **Process Safety Management / Risk Management Program / California Accidental Release Prevention Program**

Prevention Programs

Technical Studies

Risk Management Plan



**Inland Star Distribution Centers, Inc.**

2132A East Dominquez Street

Carson, CA 90810

PSM RMP Solutions

27525 Puerta Real, Suite 100-468

Mission Viejo, CA 92691

(949) 207-3397

[www.psmrmppsolutions.com](http://www.psmrmppsolutions.com)

**EXHIBIT NO. 1**



product is unloaded, placed in storage, and loaded on trucks for shipment to the customer using forklifts.

Table 1 lists the regulated chemicals that could be stored on-site at Inland Star Distribution Centers, Inc. Table 2 lists the regulated chemicals along with the corresponding thresholds for CalARP, PSM and RMP. Although all four chemicals are not applicable to OSHA's PSM, a PSM/CalARP Program Level 3 has been developed for all chemicals.

Table 1 Regulated Chemicals

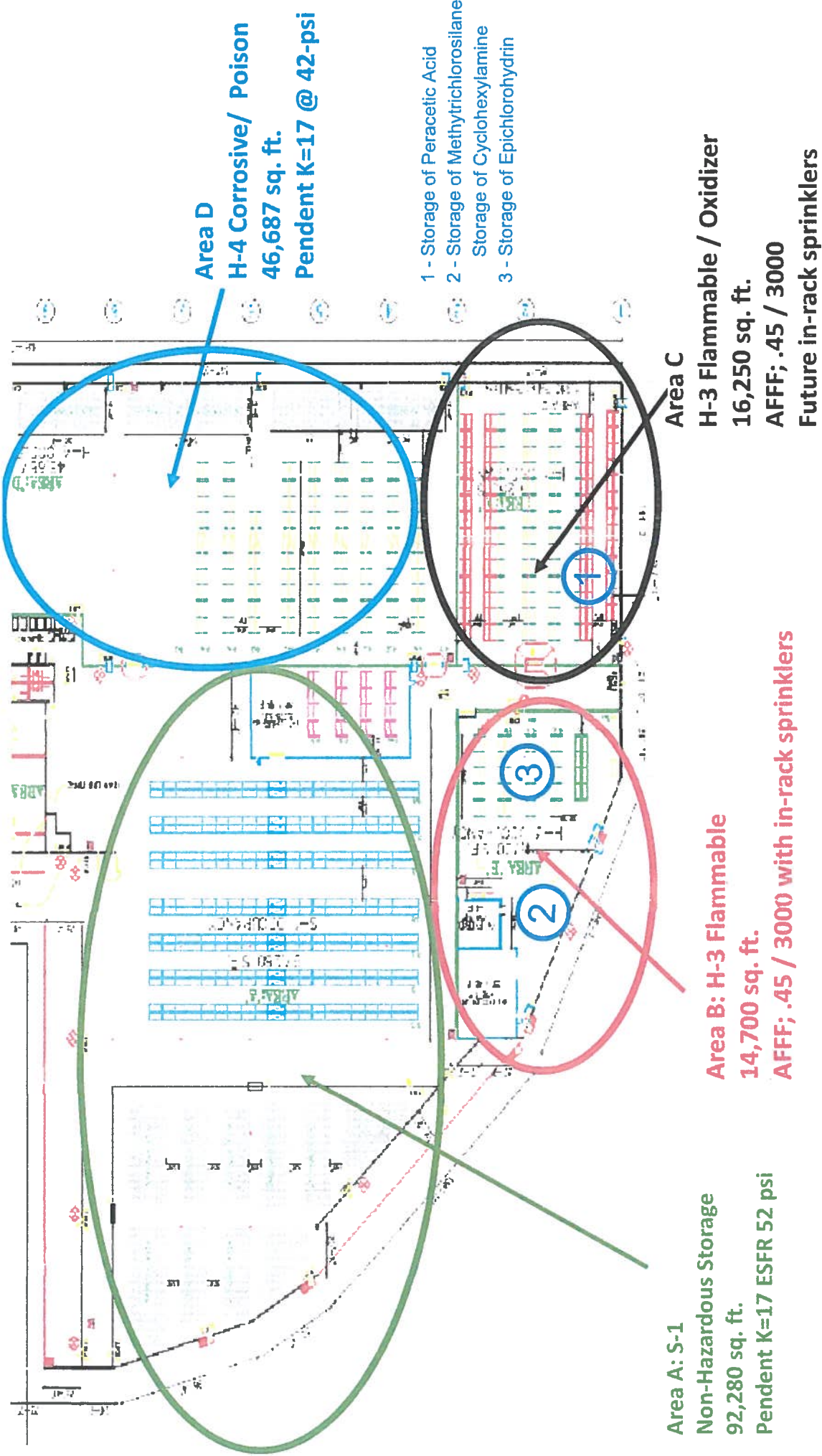
Chemical	Largest Container	Total On-Site	Location
Methyltrichlorosilane	1,000 lbs	4,000 lbs	Area B
Peracetic Acid	485 lbs	5,000 lbs	Area C
Epichlorohydrin	507 lbs	19,000 lbs	Area B
Cyclohexylamine	386 lbs	14,000 lbs	Area B

Table 2 Regulated Chemicals & Regulatory Thresholds

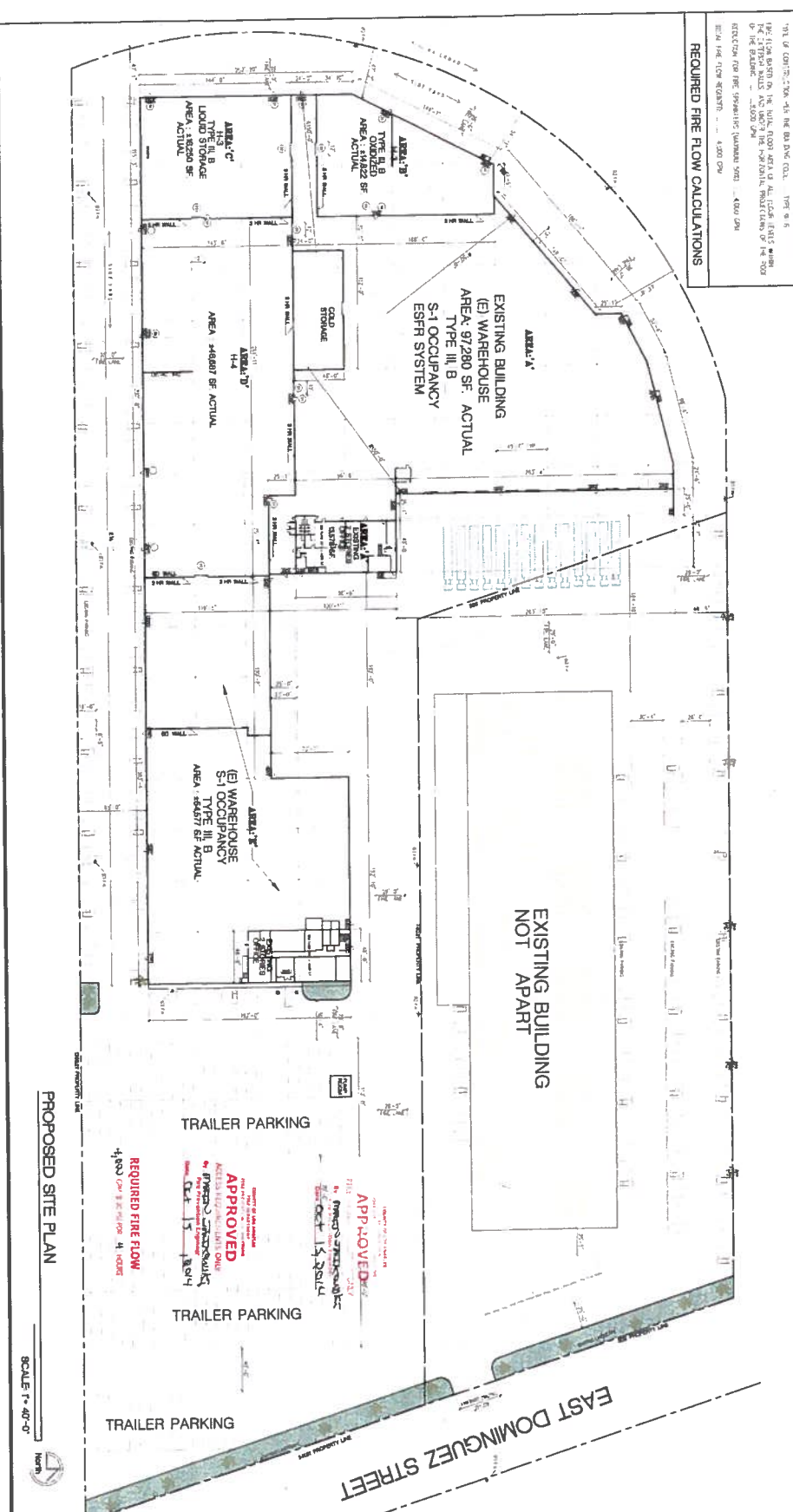
Chemical	Total On-Site	CalARP Threshold	PSM Threshold	EPA Threshold
Methyltrichlorosilane	4,000 lbs	500 lbs	500 lbs	5,000 lbs
Peracetic Acid	5,000 lbs	500 lbs	1,000 lbs	10,000 lbs
Epichlorohydrin	19,000 lbs	1,000 lbs	---	20,000 lbs
Cyclohexylamine	14,000 lbs	10,000 lbs	---	15,000 lbs

The figure on the following page depicts the facility layout with the corresponding Areas within the warehouse.





AREA A		AREA B		AREA C	
<b>AREA A</b> <b>TYPE III, B</b> <b>ALLOWABLE AREA = 10,000 SF</b> <b>ACTUAL AREA = 10,000 SF</b> <b>ACTUAL HEIGHT = 1 STORY (8'0")</b>		<b>AREA B</b> <b>TYPE III, B</b> <b>ALLOWABLE AREA = 10,000 SF</b> <b>ACTUAL AREA = 10,000 SF</b> <b>ACTUAL HEIGHT = 1 STORY (8'0")</b>		<b>AREA C</b> <b>TYPE III, B</b> <b>ALLOWABLE AREA = 10,000 SF</b> <b>ACTUAL AREA = 10,000 SF</b> <b>ACTUAL HEIGHT = 1 STORY (8'0")</b>	
$A_p = A_s + (A_s \times h_s) + (A_s \times h_s)$ $A_p = 10,000 + (10,000 \times 0.1) + (10,000 \times 0.1)$ $A_p = 12,000 + 1,000 + 1,000 = 14,000$ <b>ACTUAL AREA = 10,000 SF</b> <b>ACTUAL HEIGHT = 1 STORY (8'0")</b>		$A_p = A_s + (A_s \times h_s) + (A_s \times h_s)$ $A_p = 10,000 + (10,000 \times 0.1) + (10,000 \times 0.1)$ $A_p = 12,000 + 1,000 + 1,000 = 14,000$ <b>ACTUAL AREA = 10,000 SF</b> <b>ACTUAL HEIGHT = 1 STORY (8'0")</b>		$A_p = A_s + (A_s \times h_s) + (A_s \times h_s)$ $A_p = 10,000 + (10,000 \times 0.1) + (10,000 \times 0.1)$ $A_p = 12,000 + 1,000 + 1,000 = 14,000$ <b>ACTUAL AREA = 10,000 SF</b> <b>ACTUAL HEIGHT = 1 STORY (8'0")</b>	
<b>AREA D</b> <b>TYPE III, B</b> <b>ALLOWABLE AREA = 10,000 SF</b> <b>ACTUAL AREA = 10,000 SF</b> <b>ACTUAL HEIGHT = 1 STORY (8'0")</b>		<b>AREA E</b> <b>TYPE III, B</b> <b>ALLOWABLE AREA = 10,000 SF</b> <b>ACTUAL AREA = 10,000 SF</b> <b>ACTUAL HEIGHT = 1 STORY (8'0")</b>		<b>AREA F</b> <b>TYPE III, B</b> <b>ALLOWABLE AREA = 10,000 SF</b> <b>ACTUAL AREA = 10,000 SF</b> <b>ACTUAL HEIGHT = 1 STORY (8'0")</b>	
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<b>REQUIRED FIRE FLOW CALCULATIONS</b> <b>AREA A</b> <b>TYPE III, B</b> <b>ALLOWABLE AREA = 10,000 SF</b> <b>ACTUAL AREA = 10,000 SF</b> <b>ACTUAL HEIGHT = 1 STORY (8'0")</b>		<b>AREA B</b> <b>TYPE III, B</b> <b>ALLOWABLE AREA = 10,000 SF</b> <b>ACTUAL AREA = 10,000 SF</b> <b>ACTUAL HEIGHT = 1 STORY (8'0")</b>		<b>AREA C</b> <b>TYPE III, B</b> <b>ALLOWABLE AREA = 10,000 SF</b> <b>ACTUAL AREA = 10,000 SF</b> <b>ACTUAL HEIGHT = 1 STORY (8'0")</b>	
$Q = 1.5 \times A_p \times H$ $Q = 1.5 \times 10,000 \times 8$ $Q = 120,000$ <b>REQUIRED FIRE FLOW = 120,000 GPM</b>		$Q = 1.5 \times A_p \times H$ $Q = 1.5 \times 10,000 \times 8$ $Q = 120,000$ <b>REQUIRED FIRE FLOW = 120,000 GPM</b>		$Q = 1.5 \times A_p \times H$ $Q = 1.5 \times 10,000 \times 8$ $Q = 120,000$ <b>REQUIRED FIRE FLOW = 120,000 GPM</b>	



**PROPOSED SITE PLAN**

SCALE 1" = 40'-0"

**T-1**

B-SHEET

**EXHIBIT NO. 2**

**202 EAST DOMINGUEZ STREET CARSON, CA**

**ARCHITECTURE - PAUL/NEEDING**

**202 EAST DOMINGUEZ STREET CARSON, CA**

**OWNER**  
MARTIN GARCIA  
1001 10TH AVE  
CARSON, CA 90745

**PROJECT DIRECTOR**  
JOHN G. CARSON, P.E.  
1001 10TH AVE  
CARSON, CA 90745

**SCOPE OF WORK**  
1. PREPARE SITE PLAN  
2. PREPARE FIRE FLOW CALCULATIONS  
3. PREPARE TRAILER PARKING LAYOUT  
4. PREPARE EXISTING BUILDING LAYOUT  
5. PREPARE EXISTING BUILDING NOT APART LAYOUT  
6. PREPARE EXISTING BUILDING NOT APART LAYOUT  
7. PREPARE EXISTING BUILDING NOT APART LAYOUT  
8. PREPARE EXISTING BUILDING NOT APART LAYOUT  
9. PREPARE EXISTING BUILDING NOT APART LAYOUT  
10. PREPARE EXISTING BUILDING NOT APART LAYOUT

**PRO-LOGS**  
1. PREPARE SITE PLAN  
2. PREPARE FIRE FLOW CALCULATIONS  
3. PREPARE TRAILER PARKING LAYOUT  
4. PREPARE EXISTING BUILDING LAYOUT  
5. PREPARE EXISTING BUILDING NOT APART LAYOUT  
6. PREPARE EXISTING BUILDING NOT APART LAYOUT  
7. PREPARE EXISTING BUILDING NOT APART LAYOUT  
8. PREPARE EXISTING BUILDING NOT APART LAYOUT  
9. PREPARE EXISTING BUILDING NOT APART LAYOUT  
10. PREPARE EXISTING BUILDING NOT APART LAYOUT



ARCHITECTURE - ENGINEERING

232 EAST DOMINGUEZ STREET CARSON, CA 90745

PROJECT NAME & SITE ADDRESS

232 EAST DOMINGUEZ STREET CARSON, CA

DATE: 10/1/10

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

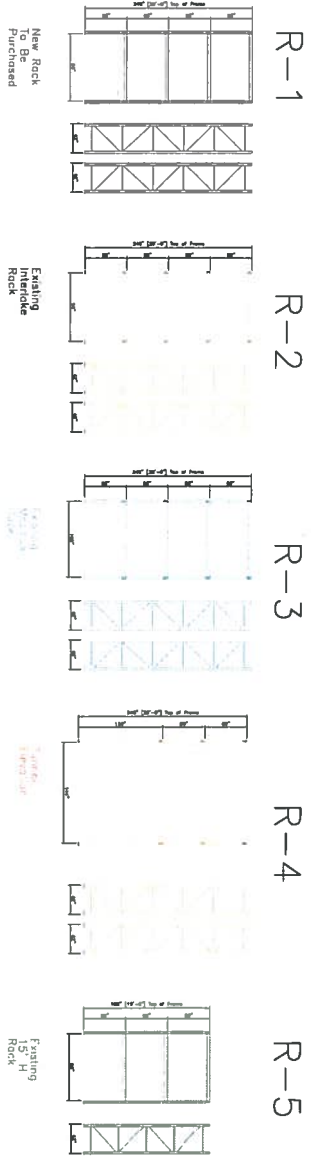
232 EAST DOMINGUEZ STREET CARSON, CA

PROPOSED RACK LAYOUT

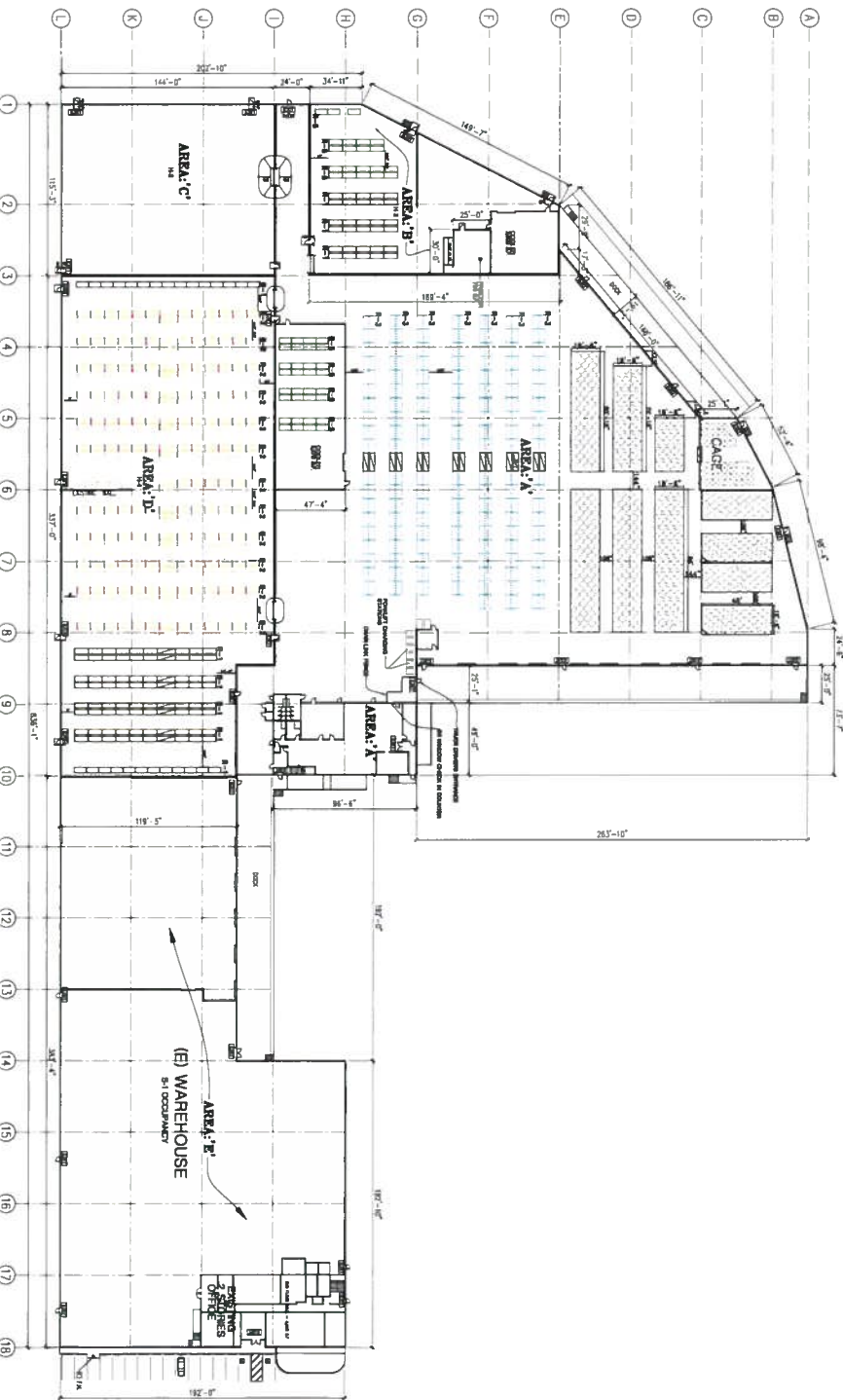


Drawn By	AS NOTED
Checked By	AS NOTED
Design No.	232-EAST-DOMINGUEZ
Date	10/1/10
Project No.	232-EAST-DOMINGUEZ
Sheet No.	1

A-11



BACK ELEVATION



FIRST FLOOR PLAN



## **HEALTH AND SAFETY CODE - HSC**

**DIVISION 20. MISCELLANEOUS HEALTH AND SAFETY PROVISIONS [24000 - 26204]**  
( *Division 20 enacted by Stats. 1939, Ch. 60.*  )

**CHAPTER 6.95. Hazardous Materials Release Response Plans and Inventory [25500 - 25547.8]**

( *Chapter 6.95 added by Stats. 1985, Ch. 1167, Sec. 1.*  )

### **ARTICLE 1. Business and Area Plans [25500 - 25519]**

( *Article 1 repealed and added by Stats. 2013, Ch. 419, Sec. 3.*  )

#### **25500.**

(a) The Legislature declares that, in order to protect the public health and safety and the environment, it is necessary to establish business and area plans relating to the handling and release or threatened release of hazardous materials. The establishment of a statewide environmental reporting system for these plans is a statewide requirement. Basic information on the location, type, quantity, and health risks of hazardous materials handled, used, stored, or disposed of in the state, which could be accidentally released into the environment, is required to be submitted to firefighters, health officials, planners, public safety officers, health care providers, regulatory agencies, and other interested persons. The information provided by business and area plans is necessary in order to prevent or mitigate the damage to the health and safety of persons and the environment from the release or threatened release of hazardous materials into the workplace and environment.

(b) The Legislature further finds and declares that this article and Article 2 (commencing with Section 25531) do not occupy the whole area of regulating the inventorying of hazardous materials and the preparation of hazardous materials response plans by businesses, and the Legislature does not intend to preempt any local actions, ordinances, or regulations that impose additional or more stringent requirements on businesses that handle hazardous materials. Thus, in enacting this article and Article 2 (commencing with Section 25531), it is not the intent of the Legislature to preempt or otherwise nullify any other statute or local ordinance containing the same or greater standards and protections.

**EXHIBIT NO. 3**







June 29, 2016

**VIA EMAIL AND U.S. CERTIFIED MAIL**

Michael Kelton, Chairman & CEO  
Michael O'Donnell, Senior Executive Vice President  
3146 S. Chestnut Avenue  
Fresno, CA 93725

**SUBJECT:      Notice of Incomplete Conditional Use Permit Application No. 978-15 Regarding the "hazardous highly flammable/combustible material storage" Operation Located at 2132-A East Dominguez Street, Carson, CA**

Dear Mr. Michael Kelton:

On May 20, 2015 and, most recently, on June 16, 2016, the City of Carson notified Inland Star that its CUP application No. 978-15 was incomplete. To complete the CUP application, Inland Star is required to submit (1) a "Hazardous Materials Business Plan" and (2) a "CEQA Initial Study." In addition, on June 16, 2016 City Planning staff provided to Inland Star a list of deficiencies in the "Draft CEQA Initial Study" outlining required corrections. To date, the City has not received any revisions to the Initial Study.

On June 28, 2016, Carson City Management staff including City Manager, Ken Farfsing, and the City Prosecutor held a meeting to discuss and address Inland Star's failure to submit a complete CUP application for approval. As a result of that meeting, Inland Star must meet the following conditions below. Please find a timeline and list of all deficiencies that must be addressed for Inland Star to submit a complete CUP application by **July 25, 2016**:

1. You are hereby officially notified that you shall provide by no later than **July 25, 2016** a complete "Hazardous Materials Business Plan"; "Risk Management Plan" and a complete "CEQA Initial Study" to the satisfaction of: the Los Angeles County Fire Department/Petroleum Chemical Unit; State Department of Toxic Substances Control and to the City of Carson's Public Safety and Planning Divisions;



2. Please coordinate the submittals of the above mentioned items with: Captain Jose Gomez, LA County Fire Department/Petroleum Chemical Unit, [Jose.Gomez@fire.lacounty.gov](mailto:Jose.Gomez@fire.lacounty.gov), (626) 369-0124; Mr. Ky Truong, City of Carson Public Safety Manager, [Ktruong@carson.ca.us](mailto:Ktruong@carson.ca.us), (310) 952-1788; and Ms. Maryam Tasnif-Abbasi, Regional Officer, State Department of Toxic Substances Control, (714) 484-5489, [MTasnif@dtsc.ca.gov](mailto:MTasnif@dtsc.ca.gov), Cypress, CA;
3. You are on notice that there is no approved CUP from the City of Carson for the storage of any hazardous materials at Inland Star. We recommend that you do not occupy or continue any operations with hazardous materials at Inland Star until a CUP is approved by the City.
4. Please note that it is the intent of the City of Carson to obtain voluntary compliance as it relates to this matter, however, failure to comply with this notice will result in further actions being taken by the City. The City will pursue all available legal remedies including, but not limited to, fines, citations and abatement by the City.

If you have any questions regarding this letter and its contents, please do not hesitate to contact the undersigned.

Thank you for your cooperation

Sincerely,



Zak Gonzalez II  
City of Carson  
Associate Planner  
[zgonzale@carson.ca.us](mailto:zgonzale@carson.ca.us)  
310-952-1700, ext. 1301  
Cc:

Mr. Ken Farfsing, City Manager  
Mr. Cecil Rhambo, Assistant City Manager  
Mr. John Raymond, Director of Community Development  
Mr. Jose Gomes, Captain, LA County Fire Department/Petroleum Chemical Unit  
Ms. Maryam Tanif-Abbasi, Regional Officer, State Dept. of Toxic Substances Control  
Mr. Saied Naaseh, Planning Manager, Planning Division  
Ms. Lauren A. Lyman, Associate Attorney  
Mr. Glen Tucker, City Prosecutor  
Mr. Ky Truong, Public Safety Manager  
Mr. Anthony Rockhold, Code Enforcement Officer

Enclosures:

May 20, 2015, City of Carson correspondence with Inland Star  
June 16, 2016, City of Carson, Second Cease and Desist Notice





**ALESHIRE &  
WYNDER LLP**

gtucker@awattorneys.com  
(310) 527-6666

2361 Rosecrans Ave., Suite 475  
El Segundo, CA 90245  
P (310) 527-6660  
F (310) 532-7395

ORANGE COUNTY | LOS ANGELES | RIVERSIDE | CENTRAL VALLEY

AWATTORNEYS.COM

August 18, 2016

**VIA EMAIL AND U.S. CERTIFIED MAIL**

Michael Kelton, Chairman & CEO  
Inland Star Distribution Centers  
3146 S. Chestnut Avenue  
Fresno, CA 93725

**SUBJECT: Notice to Reduce Regulated Chemicals to CalARP Threshold  
At the Inland Star Operation Located at  
2132-A East Dominguez Street, Carson, CA**

Dear Mr. Kelton:

This firm represents the City of Carson as its City Prosecutor and in that capacity enforces the Carson Municipal Code ("CMC"). The City has requested that we write to you before we take legal action regarding violations of the CMC at the above-referenced property.

The City has reviewed Inland Star's Hazardous Materials Business Plan, Risk Management Plan, and revised CEQA Initial Study pertaining to your CUP Application. The deficiencies in the Hazardous Materials Business Plan, Risk Management Plan, and CEQA Initial Study have been outlined in the summary review prepared by the City Planning Department and Public Safety Division (*see attached Review of CUP No. 978-15 dated August 18, 2016*). Due to Inland Star's failure to comply with the City's notices of code violation issued on June 7, 2016 and June 16, 2016 as well as Inland Star's failure to submit a complete CUP application by July 25, 2016, Inland Star is instructed to reduce all storage of regulated chemicals to the California Accidental Release Prevention chemical thresholds (*see attached Review of CUP No. 978-15 dated August 18, 2016*). The City's instruction regarding the reduction of all regulated chemicals to the CalARP thresholds is effective immediately and will be enforced by the City until Inland Star submits a complete CUP application and the City Planning Commission reviews and approves the CUP application. Please send the City Planning Department, Attn: Zak Gonzalez a copy of any liability insurance and a copy of any additional insured endorsements for Inland Star's operations at your earliest convenience.

The City will conduct a re-inspection of the property on **Thursday, September 1, 2016** to determine if Inland Starr has complied with the City's instruction to reduce all four regulated chemicals to the CalARP thresholds.

01007.0011/309233.1



August 18, 2016

Page 2

Currently, Inland Star continues to violate the City Code by operating a business without the required conditional use permit (CMC Section 91491.1). Violation of City law must be taken seriously. The City uniformly seeks compliance with the City Code because compliance is the primary objective. The City's goal is to ensure proper compliance of your property within the City to uphold public health, safety and welfare of the entire community. However, the City must and will enforce its laws. In the event that Inland Star fails to reduce the regulated chemicals to the CalARP thresholds, the City will undertake all available legal remedies to address the ongoing violations at the property.

You are on notice that there is no approved CUP from the City of Carson for the storage of any hazardous materials at Inland Star. Until Inland Star reduces all regulated chemicals to the CalARP thresholds, Inland Star must suspend all occupancy and operations with hazardous materials at the property.

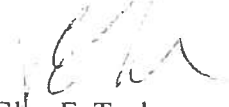
In preparation to reduce the regulated chemicals, Inland Star shall notify the City in writing when and where the excess chemicals/poisons that exceed CalARP thresholds will be moved/re-stored (the specific location) upon removal. The City needs to visually inspect the removal and visually confirm that the new location of the chemicals is not within the City of Carson.

If you have any questions regarding this letter and its contents, please do not hesitate to contact the undersigned.

Thank you for your cooperation.

Very truly yours,

ALESHIRE & WYNDER, LLP

  
Glen E. Tucker  
City of Carson  
City Prosecutor  
[gtucker@awattorneys.com](mailto:gtucker@awattorneys.com)  
(310) 527-6662

cc:

Mr. Ken Farfsing, City Manager (via email)  
Mr. Cecil Rhambo, Assistant City Manager (via email)

01007.0011/309233 1



August 18, 2016

Page 3

Mr. John Raymond, Director of Community Development (via email)  
Mr. Jose Gomes, Captain, L.A County Fire Department/Petroleum Chemical Unit (via email)  
Ms. Maryam Tanif-Abbasi, Regional Officer, State Dept. of Toxic Substances Control(via email)  
Mr. Saied Naaseh, Planning Manager, Planning Division (via email)  
Mr. Ky Truong, Public Safety Manager (via email)  
Mr. Zak Gonzalez, Associate City Planner (via email)  
Mr. Anthony Rockhold, Code Enforcement Officer (via email)  
Ms. Sunny Soltani, City Attorney(via email)  
Mr. Chris Neumeyer, Assistant City Attorney (via email)  
Ms. Lauren A. Lyman, Deputy City Attorney (via email)

Enclosure:

August 18, 2016, City of Carson correspondence regarding Review of CUP No. 978-125





# CITY OF CARSON

August 18, 2016

Michael Kelton, Chairman & CEO  
Inland Star Distribution Centers  
3146 S. Chestnut Avenue  
Fresno, CA 93725

**SUBJECT: REVIEW DOCUMENTS ON INLAND STAR, CUP NO. 978-125 (INITIAL STUDY, HAZMAT BUSINESS PLAN, AND RISK MANAGEMENT PLAN)**

Dear Mr. Kelton:

I, Zak Gonzales, Associate Planner, reviewed the Plans and lists my comments on the CEQA Initial Study/Hazardous Business Plan and Risk Management Plan as follows:

## **BACKGROUND:**

The property address is incorrect, should be 2132-A E. Dominguez Street;

- 1) The APN is incorrect, correct APN is: 7316-026-025;
- 2) The project description lacks the list of the four main chemicals/poisons that are stored on site (Methyltrichlorosilane, Peracetic Acid, Epichlorohydrin and Cyclohexylamine);
- 3) The project description must identify the severity of these chemical/poisons via their definitions and risk of human contact/inhalation from accidental release/fire;
- 4) Under Section 2.2 (project operations) page 5, last paragraph needs to add notification to the city's Public Safety Manager in the event of a chemical release/spill;
- 5) On page 6, under the "California Accidental Release Prevention" (CalARP) section, the last sentence states "chemicals being warehoused at the project site are managed via a process that documents, monitors, and controls inventory level thresholds". However, Table 1 on same page does not identify/describe the different thresholds quantities/lbs. (i.e. CalARP/EPA) and an explanation as to why they are exceeding the CalARP thresholds by up to 95 percent;





- 6) Furthermore, a statement must be made in all appropriate sections identifying all chemicals/poisons such as "Methyltrichlorosilane" that react violently with water, are corrosive to the respiratory tract and which vapors may form explosive mixture with air and toxic if inhaled;
- 7) On page 7 of the Initial Study checklist, the "Determination" has to be completed/signed by the Lead Agency not the applicant;
- 8) On pages 16/17 under VIII. Hazards and Hazardous Materials, Mitigation Measures HAZ-1 and HAZ-2 are listed but not described in detail;
- 9) On page 29, Mitigation Measures HAZ-1 and HAZ-2 must provide information (summary) on the level of severity of chemicals/poisons being stored on site, the extent of exposure to adjoining residential areas east of Alameda Street, identification of the linear distance to the subject site and identification of an "evacuation plan" (for residents) in-case of a non-containment chemical/poison spill at the subject location (the Hazardous Materials Business Plan and the Risk Management Plan must do the same);
- 10) The Hazardous Materials Business Plan does not highlight the "highly toxic" chemicals/poisons in one single table (i.e. room #'s) to facilitate emergency response knowledge of where they are stored any case of an emergency response;
- 11) The Hazardous Materials Business Plan lacks an exhibit that depicts the storage areas where volatile chemicals/poisons are kept that are prone to be explosive if vapors contact air mixtures. Further, such exhibit must identify what the fire suppression method will be (i.e., foam and not water);
- 12) The Emergency Action Plan on page # 5, identifies that the fire alarm pull stations can be activated upon exiting the building, should state BEFORE exiting the building to assure that there is a quick exit of any persons in the building in case of a chemical/poison spill;
- 13) On page # 6 the Emergency Action Plan does not list the City's Public Safety Manager/Officer in the list of outside agencies that should be notified in the event of a chemical release;
- 14) On page # 2 of the Risk Management Plan there is no explanation as to why the CalARP chemical/poison storage quantity threshold are being exceeded;
- 15) On page # 3 (not labeled) under the "Program and Facility Description" there is an exhibit without "table/exhibit" number that identifies storage areas square-footage and type of chemical storage (i.e. flammable/corrosive/poison) however, no statement is given as to type of fire suppression that will be used (i.e., alcohol resistant foam) in case of a fire or chemical/poison release;
- 16) On page # 1/14 of the Risk Management Plan, a chemical known as "Epichlorohydrin" is identified as a Carcinogenicity with a "Category 1B" factor, but the Category 1B is not defined;



- 17) Furthermore on page 2/14, the same chemical is identified as "FATAL" if inhaled, the applicant/owner must provide a list in all documents submitted to the City all chemicals/poisons being stored at subject facility without an approved CUP that are "FATAL" if inhaled;
- 18) Furthermore, the applicant should provide a list of all chemicals/poisons that are stored at subject address that are known to may cause cancer;
- 19) Under page # PSI/C1, "materials of construction" only the tanks are described, however no mention on how the tanks, totes/pail or drums are sealed;
- 20) Under the "Hot Work" Section of the Risk Management Plan that involves any welding, cutting, grinding, brazing or similar work process there is no mention what process will be used for continuous on-site supervision of any contractor doing such work. A work procedure policy/requirement must be implemented to assure the highest care is provided to minimize a fire-hazardous condition;
- 21) On page EAP/1 of the "Emergency Action Plan" there is discussion of an evacuation plan for workers in the subject building in the event of an accidental release of chemical, fire or explosion. However, there is no discussion of how the evacuation of the residents living east of Alameda Street would occur;
- 22) On page EAP/6 of the "Emergency Action Plan" under the "Procedures for External Notifications" there is no mention of contacting Carson's Public Safety Manager;
- 23) On page 1 of the "Hazard Assessment", Table 1 identifies a "worst case" scenario of a chemical/poison release of Peracetic Acid of 82-lbs. This would not be the "worst case" scenario since Inland Star is currently storing approximately 5,000-lbs of "Peracetic Acid" being 4,500-lbs above the recommended level of storage by the CalARP threshold standard without an approved CUP. This is a chemical/poison that may be FATAL if inhaled;
- 24) On page 3, Table 3, of the "Risk Management Plan" the Federal Reportable Quantity is not what is currently being stored on site. Table 3 actually reflects the CalARP threshold numbers that are being exceeded in the highest case by over 95 percent of the recommended California State threshold.

Ky H. Truong, Public Safety and Community Services Manager, analyzed the *Inland Star Hazardous Materials Business Plan Review, and Process Safety Management California Accidental Release Prevention Program* and reported the following:

- 1) Site map inadequate: Follow Cal-EMA Guideline.
- 2) EAP (Emergency Action Plan) 4 – Edit paragraph #2, "Coordinator, Warehouse."
- 3) EAP 5 – No reference of "Shelter in Place Procedures."
- 4) Provide certified clean-up company 24/7 hour.



- 5) Provide Haz-Mat response capability onsite and offsite transit.
- 6) EAP 8 – “Fires and Explosions”, Indicate that employee needs to dial 911 immediately.
- 7) EAP 9 – Bullet #4 – Rewrite to clarify command post in a shelter-in-place situation.
- 8) EAP 9 – Bullet #9 – Provide response capability to be part of unify command with local authority.
- 9) EAP 11 – Develop response capability for onsite and offsite incidents.

**PROCESS SAFETY MANAGEMENT / RISK MANAGEMENT PROGRAM / CALIFORNIA ACCIDENTAL RELEASE PREVENTION PROGRAM:**

- 1) Business Activities: “Hazardous Waste Generator—Yes” reference in Hazardous Material Business Plan what types and quantities.
- 2) Program Description Tab, page 2: Regulated chemical exceeded CalARP thresholds (methyltrichlorosilane, peracetic acid, epichlorohydrin, and cyclohexylamine) provide explanations.
- 3) Program Description Tab: Provide list of total volume of Class B poison, flammable, and combustible materials stored onsite. If any chemical has multiple properties—list separately.
- 4) Program Description Tab: Provide detailed storage plan of products in relation to the plan of building (use Cal-EMA or State OES reference).
- 5) Emergency Action Plan Tab: EAP 3- Provide evacuation plan of facility identifying assembly areas and frequency of evacuation drill.
- 6) Hazard assessment Tab, page 1: Include the other chemicals (epichlorohydrin, cyclohexylamine, and methyltrichlorosilane) under worst case offsite consequence of 80% for each product on site.
- 7) Hazard Assessment Tab: Describe response during transit, to and from the site on page 7.
- 8) Hazard Assessment Tab: Describe mitigation capability on page 8.
- 9) Hazard Assessment Tab, page 10: Include the City of Carson Corporation Yard at 2390 E. Dominguez Street (critical infrastructure and City’s response capability).
- 10) Hazard assessment Tab: Provide worst case release maps for all listed chemicals on page 8 and provide scenarios summary for 80% release of product.



**SUMMARY:**

Mr. Truong's recommendations are to disallow any inventory above CalARP thresholds. Additionally, Class B poison material should be stored in a separate building away from flammable and combustible materials.

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT





Zak Gonzalez, Associate Planner  
Planning Division

ZG/KHT:vma



# INSPECTION REPORT

	<p align="center"><b>Los Angeles County Fire Department - Health Hazardous Materials Division</b>  <b>Certified Unified Program Agency - Participating Agency</b>  <b>SouthWest District Office</b>  <b>24330 Narbonne Avenue,</b>  <b>Lomita, CA 90717</b>  <b>Telephone: (310) 534-6270 / Fax: (310) 539-6948</b>  <b>www.fire.lacounty.gov/hhmd</b></p>	
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<b>Business:</b> Inland Star Distribution Centers		<b>Inspection Date:</b> 02/10/2016
<b>Address:</b> 2132 E DOMINGUEZ STREET	<b>City/State:</b> CARSON CA 90810	<b>Telephone:</b> (310) 762-6212
<b>Owner:</b> INLAND STAR DISTRIBUTION CENTERS, INC.		<b>Email:</b>
<b>FA #:</b> Pending	<b>PR:</b> SR63SAVPW	<b>Program Element:</b> HM HANDLER, FEE GROUP 03 <b>Inspection Type:</b> ROUTINE INSPECTION

☐ - No violations observed at the time of inspection.

☒ - NOTICE TO COMPLY/NOTICE OF VIOLATION.

OUT = Out of Compliance COS = Corrected on Site RPT = Repeat Violation

Established and adequately implemented a business plan <input checked="" type="checkbox"/> OUT <input type="checkbox"/> COS <input type="checkbox"/> RPT <input type="checkbox"/> VDG	CLASS II COMPLY BY: 3/11/2016
<b>Violation Description:</b> Failed to adequately establish and implement a Hazardous Materials Business Plan (HMBP) when storing and/or handling a hazardous material in reportable quantities. 19 CCR 4 2729.1, 2731, 2732; HSC 6.95 25507 HSC 6.95 25507  <b>Violation Comments:</b> OBSERVATION: Owner/Operator failed to establish and implement a Hazardous Materials Business Plan when storing hazardous materials at or above the thresholds quantities of 55 gallons/500 lbs/200 cubic feet.  CORRECTIVE ACTION: Establish and implement a Hazardous Materials Business Plan when storing hazardous materials at or above the thresholds quantities of 55 gallons/500 lbs/200 cubic feet.	

## OVERALL INSPECTION COMMENTS

### Consent Given By:

DIANE NOGUERA, DIRECTOR OF CUSTOMER SERVICE

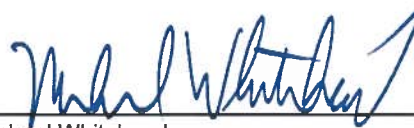
**Attention:** Non-compliance could result in re-inspection fees, permit revocation, and/or administrative/civil/criminal penalties. A re-inspection may occur at any time to verify compliance. Any time granted for correction of the violation(s) does not preclude any enforcement action by this Department or other agencies.

It is improper and illegal for any County officer, employee or inspector to solicit bribes, gifts, or gratuities in connection with performing their official duties. Improper solicitations include requests for anything of value such as cash, discounts, free services, paid travel or entertainment, or tangible items such as food or beverages. Any attempt by a County employee to solicit bribes, gifts or gratuities for any reason should be reported immediately to either the County manager responsible for supervising the employee or the Fraud hotline at (800) 544-6861 or [www.lacountyfraud.org](http://www.lacountyfraud.org). YOU MAY REMAIN ANONYMOUS.

### Signatures



DIANE NOGUERA  
 DIRECTOR OF CUSTOMER SERVICE





Michael Whitehead  
 Hazardous Materials Specialist III

EXHIBIT NO. 4



# INSPECTION REPORT

	<b>Los Angeles County Fire Department - Health Hazardous Materials Division</b> <b>Certified Unified Program Agency - Participating Agency</b> <b>SouthWest District Office</b> <b>24330 Narbonne Avenue,</b> <b>Lomita, CA 90717</b> <b>Telephone: (310) 534-6270 / Fax: (310) 539-6948</b> <b>www.fire.lacounty.gov/hhmd</b>	
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<b>Business:</b> Inland Star Distribution Centers		<b>Inspection Date:</b> 02/10/2016	
<b>Address:</b> 2132 E DOMINGUEZ STREET		<b>City/State:</b> CARSON CA 90810	
<b>Owner:</b> INLAND STAR DISTRIBUTION CENTERS, INC.		<b>Telephone:</b> (310) 762-6212	
<b>FA #:</b> Pending		<b>Email:</b>	
<b>PR:</b> SR63SAVPW	<b>Program Element:</b> CAL-ARP, FEE GROUP 01	<b>Inspection Type:</b> ROUTINE INSPECTION	

☐ - No violations observed at the time of inspection.

☒ - NOTICE TO COMPLY/NOTICE OF VIOLATION.

OUT = Out of Compliance    COS = Corrected on Site    RPT = Repeat Violation

Complied with CalARP provisions when having a RS in a process listed in Table 3	CLASS II
<input checked="" type="checkbox"/> OUT <input type="checkbox"/> COS <input type="checkbox"/> RPT <input type="checkbox"/> VDG	COMPLY BY: 3/31/2016

**Violation Description:**

Failure to comply with the appropriate provisions of this chapter pursuant to the time frames identified in Section 2745.1(d) or (e) if a stationary source has a process with more that a threshold quantity of a regulated substance as listed in Table 3 of Section 2770.5. 19 CCR 4.5 2735.4(a)(2)

**Violation Comments:**

OBSERVATION: The new stationary source has three tanks containing methyltrichlorosilane with more than the 500 pound threshold quantity as listed in Table 3 and had not submitted a risk management plan to the unified program agency by the date on which this regulated substance was first present in the warehouse. During the inspection, the Director of Customer Service said that Inland Star Distribution Centers moved into the warehouse some time in November of 2015. In accordance with Section 25534 of Health and Safety Code, Division 20 Miscellaneous Health and Safety Provisions, Chapter 6.95 Hazardous Materials Release Response Plans and Inventory, Article 2, Hazardous Materials Management, the Hazardous Materials Specialist III of the unified program agency made a determination that the health and safety of public receptors could be adversely impacted by an accidental release of methyltrichlorosilane into the ambient air from this business.

CORRECTIVE ACTION: Coordinate with the Hazardous Materials Specialist III of the unified program agency to determine the prevention program level required for the risk management plan (19 CCR 2735.5). Include registration information of part (d) in 19 CCR 2740.1 with your risk management plan. Submit the risk management plan by March 31, 2016.

Submitted a RMP which includes all requirements in Section 2745.3 through 2745.9	CLASS II
<input checked="" type="checkbox"/> OUT <input type="checkbox"/> COS <input type="checkbox"/> RPT <input type="checkbox"/> VDG	COMPLY BY: 3/31/2016

**Violation Description:**

Failure to submit a Risk Management Plan which includes all requirements described in Section 2745.3 through 2745.9. 19 CCR 4.5 2735.5(b)(1), 2745.1(a)



**Violation Comments:**

OBSERVATION: The owner/operator of the stationary source failed to submit a Risk Management Plan which includes all requirements described in section 2745.3 through 2745.9.

CUPA CORRECTIVE ACTION: Submit a copy of the Risk Management Plan to the CUPA that includes all requirements described in section 2745.3 through 2745.9.

R



	<p align="center"> <b>Los Angeles County Fire Department - Health Hazardous Materials Division</b>  <b>Certified Unified Program Agency - Participating Agency</b>  <b>SouthWest District Office</b>  <b>24330 Narbonne Avenue,</b>  <b>Lomita, CA 90717</b>  <b>Telephone: (310) 534-6270 / Fax: (310) 539-6948</b>  <b><a href="http://www.fire.lacounty.gov/hhmd">www.fire.lacounty.gov/hhmd</a></b> </p>	
<b>Business:</b> Inland Star Distribution Centers	<b>FA #:</b> Pending	<b>Date:</b> 02/10/2016

OUT = Out of Compliance    COS = Corrected on Site    RPT = Repeat Violation

<b><u>OVERALL INSPECTION COMMENTS</u></b>	
<b>Consent Given By:</b> Diane Noguera, Directory of Customer Service	

**Attention:** Non-compliance could result in re-inspection fees, permit revocation, and/or administrative/civil/criminal penalties. A re-inspection may occur at any time to verify compliance. Any time granted for correction of the violation(s) does not preclude any enforcement action by this Department or other agencies.

It is improper and illegal for any County officer, employee or inspector to solicit bribes, gifts, or gratuities in connection with performing their official duties. Improper solicitations include requests for anything of value such as cash, discounts, free services, paid travel or entertainment, or tangible items such as food or beverages. Any attempt by a County employee to solicit bribes, gifts or gratuities for any reason should be reported immediately to either the County manager responsible for supervising the employee or the Fraud hotline at (800) 544-6861 or [www.lacountyfraud.org](http://www.lacountyfraud.org). YOU MAY REMAIN ANONYMOUS.

<b>Signatures</b>
-------------------

\_\_\_\_\_  
Diane Noguera  
Director of Customer Service

  
\_\_\_\_\_  
Michael Whitehead  
Hazardous Materials Specialist III



**Table 3. State Regulated Substances List and Threshold Quantities  
for Accidental Release Prevention  
(Continued)**

- 4 These extremely hazardous substances are reactive solids. The exemption in Section 2770.2(b)(1)(B) regarding portions of a process where these regulated substances are handled at partial pressures below 10 mm Hg does not apply to these substances.
  - 5 Appropriate synonyms or mixtures of extremely hazardous substances with the same CAS number are also regulated, e.g., formalin. The listing of ammonia includes anhydrous and aqueous forms of ammonia pursuant to Section 25532(g)(2).
  - 6 Hydroquinone is exempt in crystalline form.
  - 7 Sulfuric acid fails the evaluation pursuant to Section 25532(g)(2) of the HSC but remains listed as a Regulated Substance only under the following conditions:
    - a. If concentrated with greater than 100 pounds of sulfur trioxide or the acid meets the definition of oleum. (The Table 3 threshold for sulfur trioxide is 100 pounds.) (The Table 1 threshold for oleum is 10,000 pounds.)
    - b. If in a container with flammable hydrocarbons (flash point  $< 73^{\circ}$  F).
  - 8 The exemption in Section 2770.2(b)(1)(B) regarding portions of a process where these regulated substances are handled at partial pressures below 10 mm Hg does not apply to these substances.
- 



**Table 3. State Regulated Substances List and Threshold Quantities  
for Accidental Release Prevention**  
(Continued)

Chemical Name	Also on Table 1 <sup>1</sup>	CAS Number	State Threshold Quantity (lbs)
Dinitrocresol	no	534-52-1	10/10,000 <sup>3</sup>
Dinoseb	no	88-85-7	100/10,000 <sup>3</sup>
Dinoterb	no	1420-07-1	500/10,000 <sup>3</sup>
Diphacinone	no	82-66-6	10/10,000 <sup>3</sup>
Disulfoton <sup>2</sup>	no	298-04-4	500
Dithiazanine Iodide	no	514-73-8	500/10,000 <sup>3</sup>
Dithiobiuret	no	541-53-7	100/10,000 <sup>3</sup>
Emetine, Dihydrochloride	no	316-42-7	1/10,000 <sup>3</sup>
Endosulfan	no	115-29-7	10/10,000 <sup>3</sup>
Endothion	no	2778-04-3	500/10,000 <sup>3</sup>
Endrin	no	72-20-8	500/10,000 <sup>3</sup>
Epichlorohydrin	yes	106-89-8	1,000
EPN	no	2104-64-5	100/10,000 <sup>3</sup>
Ergocalciferol	no	50-14-6	1,000/10,000 <sup>3</sup>
Ergotamine Tartrate	no	379-79-3	500/10,000 <sup>3</sup>
Ethylenediamine	yes	107-15-3	10,000
Ethylene Fluorohydrin	no	371-62-0	10
Ethyleneimine	yes	151-56-4	500
Ethylene Oxide	yes	75-21-8	1,000
Fenamiphos	no	22224-92-6	10/10,000 <sup>3</sup>
Fluometil	no	4301-50-2	100/10,000 <sup>3</sup>
Fluorine	yes	7782-41-4	500
Fluoroacetamide	no	640-19-7	100/10,000 <sup>3</sup>
Fluoroacetic Acid	no	144-49-0	10/10,000 <sup>3</sup>
Fluoroacetyl Chloride	no	359-06-8	10
Fluorouracil	no	51-21-8	500/10,000 <sup>3</sup>
Formaldehyde <sup>5</sup>	yes	50-00-0	500
Formetanate Hydrochloride	no	23422-53-9	500/10,000 <sup>3</sup>
Formparanate	no	17702-57-7	100/10,000 <sup>3</sup>
Fuberidazole	no	3878-19-1	100/10,000 <sup>3</sup>
Furan	yes	110-00-9	500
Gallium Trichloride	no	13450-90-3	500/10,000 <sup>3</sup>
Hydrazine	yes	302-01-2	1,000
Hydrocyanic Acid	yes	74-90-8	100
Hydrogen Chloride (gas only)	yes	7647-01-0	500
Hydrogen Fluoride	yes	7664-39-3	100
Hydrogen Selenide	yes	7783-07-5	10
Hydrogen Sulfide	yes	7783-06-4	500
Hydroquinone <sup>6</sup>	no	123-31-9	500/10,000 <sup>3</sup>
Iron, Pentacarbonyl-	yes	13463-40-6	100
Isobenzan	no	297-78-9	100/10,000 <sup>3</sup>
Isobutyronitrile	yes	78-82-0	1,000



**Table 3. State Regulated Substances List and Threshold Quantities  
for Accidental Release Prevention**  
(Continued)

Chemical Name	Also on Table 1 <sup>1</sup>	CAS Number	State Threshold Quantity (lbs)
Isocyanic Acid, 3,4-Dichlorophenyl Ester	no	102-36-3	500/10,000 <sup>3</sup>
Isodrin	no	465-73-6	100/10,000 <sup>3</sup>
Isophorone Diisocyanate	no	4098-71-9	100
Isopropyl Chloroformate	yes	108-23-6	1,000
Leptophos	no	21609-90-5	500/10,000 <sup>3</sup>
Lewisite <sup>2</sup>	no	541-25-3	10
Lindane	no	58-89-9	1,000/10,000 <sup>3</sup>
Lithium Hydride <sup>4</sup>	no	7580-67-8	100
Malononitrile	no	109-77-3	500/10,000 <sup>3</sup>
Manganese, Tricarbonyl Methylcyclopentadienyl <sup>2</sup>	no	12108-13-3	100
Mechlorethamine <sup>2</sup>	no	51-75-2	10
Mercuric Acetate	no	1600-27-7	500/10,000 <sup>3</sup>
Mercuric Chloride	no	7487-94-7	500/10,000 <sup>3</sup>
Mercuric Oxide	no	21908-53-2	500/10,000 <sup>3</sup>
Methacrylonitrile	yes	126-98-7	500
Methacryloyl Chloride	no	920-46-7	100
Methacryloyloxyethyl Isocyanate	no	30674-80-7	100
Methamidophos	no	10265-92-6	100/10,000 <sup>3</sup>
Methanesulfonyl Fluoride	no	558-25-8	1,000
Methidathion	no	950-37-8	500/10,000 <sup>3</sup>
Methiocarb	no	2032-65-7	500/10,000 <sup>3</sup>
Methomyl	no	16752-77-5	500/10,000 <sup>3</sup>
Methoxyethylmercuric Acetate	no	151-38-2	500/10,000 <sup>3</sup>
Methyl Bromide	no	74-83-9	1,000
Methyl 2-Chloroacrylate	no	80-63-7	500
Methyl Chloroformate	yes	79-22-1	500
Methyl Hydrazine	yes	60-34-4	500
Methyl Isocyanate	yes	624-83-9	500
Methyl Isothiocyanate <sup>4</sup>	no	556-61-6	500
Methyl Mercaptan	yes	74-93-1	500
Methylmercuric Dicyanamide	no	502-39-6	500/10,000 <sup>3</sup>
Methyl Phosphonic Dichloride <sup>4</sup>	no	676-97-1	100
Methyl Thiocyanate	yes	556-64-9	10,000
Methyltrichlorosilane	yes	75-79-6	500
Methyl Vinyl Ketone	no	78-94-4	10
Metolcarb	no	1129-41-5	100/10,000 <sup>3</sup>
Mexacarbate	no	315-18-4	500/10,000 <sup>3</sup>
Mitomycin C	no	50-07-7	500/10,000 <sup>3</sup>
Monocrotophos	no	6923-22-4	10/10,000 <sup>3</sup>
Muscimol	no	2763-96-4	500/10,000 <sup>3</sup>
Mustard Gas <sup>2</sup>	no	505-60-2	500
Nickel Carbonyl	yes	13463-39-3	1



**Table 3. State Regulated Substances List and Threshold Quantities  
for Accidental Release Prevention**  
(Continued)

Chemical Name	Also on Table 1 <sup>1</sup>	CAS Number	State Threshold Quantity (lbs)
Nicotine Sulfate	no	65-30-5	100/10,000 <sup>3</sup>
Nitric Acid	yes	7697-37-2	1,000
Nitric Oxide	yes	10102-43-9	100
Nitrobenzene <sup>2</sup>	no	98-95-3	10,000
Nitrogen Dioxide	no	10102-44-0	100
Norbormide	no	991-42-4	100/10,000 <sup>3</sup>
Organorhodium Complex (PMN-82-147)	no	MIXTURE	10/10,000 <sup>3</sup>
Ouabain	no	630-60-4	100/10,000 <sup>3</sup>
Oxamyl	no	23135-22-0	100/10,000 <sup>3</sup>
Ozone	no	10028-15-6	100
Paraquat Dichloride	no	1910-42-5	10/10,000 <sup>3</sup>
Paraquat Methosulfate	no	2074-50-2	10/10,000 <sup>3</sup>
Parathion-Methyl	no	298-00-0	100/10,000 <sup>3</sup>
Paris Green	no	12002-03-8	500/10,000 <sup>3</sup>
Pentaborane	no	19624-22-7	500
Pentadecylamine	no	2570-26-5	100/10,000 <sup>3</sup>
Peracetic Acid	yes	79-21-0	500
Perchloromethylmercaptan	yes	594-42-3	500
Phenol	no	108-95-2	500/10,000 <sup>3</sup>
Phenol, 2,2'-Thiobis(4-Chloro-6-Methyl)-	no	4418-66-0	100/10,000 <sup>3</sup>
Phenol, 3-(1-Methylethyl)-, Methylcarbamate	no	64-00-6	500/10,000 <sup>3</sup>
Phenoxarsine, 10,10'-Oxydi-	no	58-36-6	500/10,000 <sup>3</sup>
Phenyl Dichloroarsine <sup>2</sup>	no	696-28-6	500
Phenyldiazine Hydrochloride	no	59-88-1	1,000/10,000 <sup>3</sup>
Phenylmercury Acetate	no	62-38-4	500/10,000 <sup>3</sup>
Phenylsilatrane	no	2097-19-0	100/10,000 <sup>3</sup>
Phenylthiourea	no	103-85-5	100/10,000 <sup>3</sup>
Phorate <sup>2</sup>	no	298-02-2	10
Phosacetim	no	4104-14-7	100/10,000 <sup>3</sup>
Phosfolan	no	947-02-4	100/10,000 <sup>3</sup>
Phosgene	yes	75-44-5	10
Phosmet	no	732-11-6	10/10,000 <sup>3</sup>
Phosphine	yes	7803-51-2	500
Phosphonothioic Acid, Methyl-, S-(2-(Bis(1-Methylethyl)Amino)Ethyl) O-Ethyl Ester. <sup>2</sup>	no	50782-69-9	100
Phosphorus <sup>4</sup>	no	7723-14-0	100
Phosphorus Oxychloride	yes	10025-87-3	500
Phosphorus Pentachloride <sup>4</sup>	no	10026-13-8	500
Phosphorus Trichloride	yes	7719-12-2	1,000
Physostigmine	no	57-47-6	100/10,000 <sup>3</sup>
Physostigmine, Salicylate (1:1)	no	57-64-7	100/10,000 <sup>3</sup>



**Table 3. State Regulated Substances List and Threshold Quantities  
for Accidental Release Prevention**  
(Continued)

Chemical Name	Also on Table 1 <sup>1</sup>	CAS Number	State Threshold Quantity (lbs)
Carbachol Chloride	no	51-83-2	500/10,000 <sup>3</sup>
Carbamic Acid, Methyl-,o-(((2,4-Dimethyl-1, 3-Dithiolan-2-yl)Methylene) Amino)-.	no	26419-73-8	100/10,000 <sup>3</sup>
Carbofuran	no	1563-66-2	10/10,000 <sup>3</sup>
Carbon Disulfide	yes	75-15-0	10,000
Chlorine	yes	7782-50-5	100
Chlormequat Chloride	no	999-81-5	100/10,000 <sup>3</sup>
Chloroacetic Acid	no	79-11-8	100/10,000 <sup>3</sup>
Chloroform	yes	67-66-3	10,000
Chloromethyl Ether	yes	542-88-1	100
Chloromethyl Methyl Ether	yes	107-30-2	100
Chlorophacinone	no	3691-35-8	100/10,000 <sup>3</sup>
Chloroxuron	no	1982-47-4	500/10,000 <sup>3</sup>
Chromic Chloride	no	10025-73-7	1/10,000 <sup>3</sup>
Cobalt Carbonyl	no	10210-68-1	10/10,000 <sup>3</sup>
Cobalt, ((2,2'-(1,2-Ethanediy)bis (Nitrilomethylidyne)) Bis(6-Fluorophenolato))(2-)-N,N',O,O')-.	no	62207-76-5	100/10,000 <sup>3</sup>
Colchicine	no	64-86-8	10/10,000 <sup>3</sup>
Coumaphos	no	56-72-4	100/10,000 <sup>3</sup>
Coumatetralyl	no	5836-29-3	500/10,000 <sup>3</sup>
Cresol, o-	no	95-48-7	1,000/10,000 <sup>3</sup>
Crimidine	no	535-89-7	100/10,000 <sup>3</sup>
Crotonaldehyde	yes	4170-30-3	1,000
Crotonaldehyde, (E)-	yes	123-73-9	1,000
Cyanogen Bromide	no	506-68-3	500/10,000 <sup>3</sup>
Cyanogen Iodide	no	506-78-5	1,000/10,000 <sup>3</sup>
Cyanuric Fluoride	no	675-14-9	100
Cycloheximide	no	66-81-9	100/10,000 <sup>3</sup>
Cyclohexylamine	yes	108-91-8	10,000
Decaborane(14)	no	17702-41-9	500/10,000 <sup>3</sup>
Dialifor	no	10311-84-9	100/10,000 <sup>3</sup>
Diborane	yes	19287-45-7	100
Diepoxybutane <sup>2</sup>	no	1464-53-5	500
Digitoxin	no	71-63-6	100/10,000 <sup>3</sup>
Digoxin	no	20830-75-5	10/10,000 <sup>3</sup>
Dimethoate	no	60-51-5	500/10,000 <sup>3</sup>
Dimethyldichlorosilane	yes	75-78-5	500
Dimethylhydrazine	yes	57-14-7	1,000
Dimethyl-p-Phenylenediamine	no	99-98-9	10/10,000 <sup>3</sup>
Dimethyl Sulfate <sup>2</sup>	no	77-78-1	500
Dimetilan	no	644-64-4	500/10,000 <sup>3</sup>





**Table 3. State Regulated Substances List and Threshold Quantities  
for Accidental Release Prevention  
(Continued)**

Chemical Name	Also on Table 1 <sup>1</sup>	CAS Number	State Threshold Quantity (lbs)
Tetramethyllead	yes	75-74-1	100
Tetranitromethane	yes	509-14-8	500
Thallium Sulfate	no	10031-59-1	100/10,000 <sup>3</sup>
Thallous Carbonate	no	6533-73-9	100/10,000 <sup>3</sup>
Thallous Chloride	no	7791-12-0	100/10,000 <sup>3</sup>
Thallous Malonate	no	2757-18-8	100/10,000 <sup>3</sup>
Thallous Sulfate	no	7446-18-6	100/10,000 <sup>3</sup>
Thiocarbazine	no	2231-57-4	1,000/10,000 <sup>3</sup>
Thiofanox	no	39196-18-4	100/10,000 <sup>3</sup>
Thiosemicarbazide	no	79-19-6	100/10,000 <sup>3</sup>
Thiourea, (2-Chlorophenyl)-	no	5344-82-1	100/10,000 <sup>3</sup>
Thiourea, (2-Methylphenyl)-	no	614-78-8	500/10,000 <sup>3</sup>
Titanium Tetrachloride	yes	7550-45-0	100
Toluene-2,4-Diisocyanate <sup>8</sup>	yes	584-84-9	500
Toluene-2,6-Diisocyanate <sup>8</sup>	yes	91-08-7	100
Triamphos	no	1031-47-6	500/10,000 <sup>3</sup>
Trichloro(Chloromethyl)Silane	no	1558-25-4	100
Trichloro(Dichlorophenyl)Silane	no	27137-85-5	500
Triethoxysilane	no	998-30-1	500
Trimethylchlorosilane	yes	75-77-4	1,000
Trimethylolpropane Phosphite	no	824-11-3	100/10,000 <sup>3</sup>
Trimethyltin Chloride	no	1066-45-1	500/10,000 <sup>3</sup>
Triphenyltin Chloride	no	639-58-7	500/10,000 <sup>3</sup>
Tris(2-Chloroethyl)Amine <sup>2</sup>	no	555-77-1	100
Valinomycin	no	2001-95-8	1,000/10,000 <sup>3</sup>
Vanadium Pentoxide	no	1314-62-1	100/10,000 <sup>3</sup>
Vinyl Acetate Monomer	yes	108-05-4	1,000
Warfarin	no	81-81-2	500/10,000 <sup>3</sup>
Warfarin Sodium	no	129-06-6	100/10,000 <sup>3</sup>
Xylylene Dichloride	no	28347-13-9	100/10,000 <sup>3</sup>
Zinc, Dichloro(4,4-Dimethyl-5((((Methylamino) Carbonyl)Oxy)Imino) Pentanenitrile)-, (T-4)-.	no	58270-08-9	100/10,000 <sup>3</sup>
Zinc Phosphide <sup>4</sup>	no	1314-84-7	500

1 This column identifies substances which may appear on Table 1. Table 1 may have concentration limitations.

2 Substances that failed the evaluation pursuant to Section 25532(g)(2) of the HSC but remain listed pursuant to potential health impacts. The exemption in Section 2770.2(b)(1)(B) regarding portions of a process where these regulated substances are handled at partial pressures below 10 mm Hg does not apply to these substances.

3 These extremely hazardous substances are solids. The lesser quantity listed applies only if in powdered form and with a particle size of less than 100 microns; or if handled in solution or in molten form; or the substance has an NFPA rating for reactivity of 2, 3, or 4. Otherwise, a 10,000 pound threshold applies. The exemption in Section 2770.2(b)(1)(B) regarding portions of a process where these regulated substances are handled at partial pressures below 10 mm Hg does not apply to these substances.



## **Inland Star Distribution Centers, Inc.**

**April 10, 2015**

**Applicant:** Inland Star Distribution Centers, Inc.

**Property Owner:** Prologis  
Pier 1, Bay 1  
San Francisco, CA.  
94111

**Project Address:** 2132 E. Dominquez St. building "A"  
City of Carson,  
CA 93711

**Representative:** Dirk Poeschel, AICP  
Dirk Poeschel Land Development Services, Inc.  
923 Van Ness Ave., Suite No. 200  
Fresno, CA 93721

**APN:** 7316-026-024

**Zoning:** Manufacturing Heavy

### **Request**

The applicant requests a Conditional Use Permit to allow the storage of hazardous and non-hazardous industrial materials within an existing building of 254,411 sq. ft. feet in the M-H (Heavy Industrial) Zone District. The subject site totals 577,757 square feet. Please see the project site plan prepared by John G. Cataldo which illustrates the proposed project location and existing improvements.

### **Background**

For more than thirty years, Inland Star Distribution Centers, Inc. Distribution Centers, Inc. has provided quality supply chain solutions for packaged goods manufacturers. A third-party logistics (3PL) distribution service provider based in Fresno, California, Inland Star Distribution Centers, Inc. specializes in providing warehousing, transportation, and value-added solutions tailored to unique client needs.

Originally incorporated as the Star Warehouse Company in August 1981, the company changed its name to **Inland Star Distribution Centers, Inc. Distribution Centers, Inc.** in 1985. During the early years, co-founder and current Chairman and CEO Michael Kelton guided the young warehousing company into a provider of quality regional services. In 1985, Inland Star Distribution Centers, Inc. management planned an expansion and refinement of services. During



the mid-1980s, societal concerns about the health, safety, and environmental risks posed by chemicals and chemical distribution grew and Federal and state regulations tightened.

Recognizing the need for warehouse services satisfying Environmental, Health and Safety concerns and building on already acquired chemical sector business and expertise, the company decided to pursue industry leadership within the chemical warehousing sector of the business. In 1986-87, **Inland Star Distribution Centers, Inc.** focused energies on developing chemical warehousing expertise at the larger and more advanced distribution center locations.

### **Project Location**

The proposed site is located at 2132 E. Dominquez St. building "A" within an established industrial park of heavy industrial users on a site of 577,757 square feet. The property is currently developed with 1 building encompassing approximately 254,411 +/- square feet of which 76,955 +/- square feet is composed of office and 177,456 +/- square feet composed of warehouse space.

The parcel is designated for Heavy Industrial uses in the City of Carson General Plan and is zoned M-H (Manufacturing Heavy). The site is fully developed and served by all community utility services.

The singular building on the site has a B/H3/H4 occupancy rating.

The closest residential land use considered a sensitive receptor is approximately 2,000 feet to the east. The Southern Pacific rail road lines separate the aforementioned residential node from the subject site and the industrial park in which the subject site is located.

The site is 3.9 miles from the Compton-Woodley Airport. The site is outside of any flight safety or noise contour zones of that public use airport. It is also noted the predominate direction of inbound and outbound flights from that airport occurs parallel to W. Alondra Blvd. generally away from the subject site. The site is .7 miles south and east of the Del Amo elementary school.

### **Proposed Use**

All material will arrive in sealed palettes and in containers specifically designed for the material to be stored. All materials will be from producers licensed and permitted to manufacture such products. Only material specifically ordered by an Inland Star Distribution Centers, Inc. client will enter the facility. Each delivery order will be accompanied by a *bill of lading* consistent with an **Inland Star Distribution Centers, Inc. Distribution Centers, Inc.** computer synchronized material ordering and acceptance protocols

Trucks will be directed to the loading area by **Inland Star Distribution Centers, Inc. Distribution Centers, Inc.** staff that will inspect the loads for conformity to shipping instructions. Natural gas or electric fork lifts will move the material from the trucks into the warehouse where the materials will be resinspected and cataloged using proprietary software developed by **Inland Star Distribution Centers, Inc.**



The inbound material will be transported by fork lift to the areas predesignated in the building for such materials. All material will be paced on shelving and or racks that meets all applicable Uniform Building Code, Uniform Fire Code requirements for such things as but not limited to load capacity, seismic safety, height, etc. If required, materials can be repackaged per a client's directive for marketing or distribution purposes.

The company will also provide kitting and assembly, POP retail and pallet displays creation, Customs brokerage & compliance specialization with lot code tracking, freight optimization and consolidation and is CFR21 Part II FDA compliant with EPA, USDA, FDA, AIB and Kosher certifications.

### **Hours of Operation/Number of Employees**

The facility will typically receive, handle, store and ship material 6 days a week from 6am to 8pm. Typically, the offices and administrative functions of the facility will operate 6 days a week. From time to time it may be necessary to have office personnel on the premises 7 days a week. The facility will be closed Christmas Day and New Year's Day.

The facility will employ approximately 25 people per shift. There will be 2 shifts per day. The staff will include senior administrative, general administration, clerical and materials handling personnel.

The site is strictly limited to **Inland Star Distribution Centers, Inc.** preapproved clients that have gone through a systematic process to understand the precise nature of materials and responsibilities of Inland Star. The facility provides warehouse services strictly to Inland Star Distribution Centers, Inc. clients. The public is not allowed on the facility.

On rare occasions, clients may visit the site. Such visits would occur less than 1 per month.

All sales people, guests will be limited to accessing the office area of the building. This area is proximate to site parking and is separated from the site material loading area.

### **Operations within the Building**

Within the building, the applicant will implement a systematic categorization of all materials and processes to be performed on those products. Each product type will be segregated for ease of operation, security modification and future transport to the client

Areas where hazardous chemicals will be stored shall have a system of curb drains and containment areas that will keep any spills on-site and contained until they are appropriately tested neutralized and cleaned up. Engineering controls, such as scrubbers will be installed to reduce hazardous vapors from affecting the employees and surrounding areas

Concrete containment cells shall be engineered to handle the weight and volume of materials present in the storage tanks. The proposed system is designed to handle 110% of the capacity of



the largest tank, anticipated to install which conforms to requirements of the California Building and California Fire Code.

The facility is designed to provide for the efficient processing of material and to permit easy emergency vehicular ingress and egress. All fire regulations regarding material storage (e.g. material spacing) will be followed. This allows the efficient ingress, egress and operation of emergency vehicles.

### Third Party Logistics

A **third-party logistics provider** (abbreviated **3PL**, or sometimes **TPL**) is a firm that provides service to its customers of outsourced (or "third party") logistics services for part, or all of their supply chain management functions. Third party logistics providers typically specialize in integrated operation, warehousing and transportation services that can be scaled and customized to customers' needs based on market conditions and the demands and delivery service requirements for their products and materials. Often, these services go beyond logistics and include value-added services related to the production or procurement of goods, i.e., services that integrate parts of the supply chain. Then the provider is called third-party supply chain management provider (3PSCM) or supply chain management service provider (SCMSP).

Third Party Logistics System is a process which targets a particular function in the management of warehousing, transportation and raw materials for a warehousing repackaging provider such as **Inland Star Distribution Centers, Inc.** The company utilizes a third party 3PL to assist them in the safe and efficient management of their operations and has other associations as detailed below to assure the highest level of safety, security and efficiency is implemented with all operations:



Inland Star Distribution Centers, Inc. is *the only* warehouse service 3PL certified under the American Chemistry Council's (ACC) Responsible Care Management System (RCMS®) — verifying that *Inland Star Distribution Centers, Inc. meets the same high standards ACC sets for member companies.*



The Warehousing Education and Research Council (WERC) provides resources for distribution professionals including industry education, research, expert insights, and peer-to-peer knowledge exchange.





The American Chemistry Council's (ACC's) (formerly Chemical Manufacturers Association) provides chemical industry advocacy, political engagement, communications, and scientific research.



The Council of Supply Chain Management Professional (CSCMP) is a worldwide professional association dedicated to the advancement and dissemination of research and knowledge on supply chain management.



Our ISO 9001:2008 registration provides independent verification of the rigor of our quality management system—and the standard of care our clients receive.



The American Institute of Baking (AIB) provides food safety inspections, audits, and certifications, food safety education, and research and technical services. Inland Star Distribution Centers, Inc. routinely receives AIB's highest ratings for cleanliness and sanitation practices. We keep chemical storage areas at AIB standards, as housekeeping is the foundation of safety.



Since 1891, the International Warehouse Logistics Association (IWLA) has helped members run high-quality, profitable warehouse logistics businesses.



The EPA's Energy Star program provides certification of businesses operating energy efficient facilities.

### **RCMS Certified**

Inland Star Distribution Centers, Inc. is the only 3PL warehouse services provider worldwide to earn American Chemistry Council (ACC) Responsible Care Management System (RCMS) certification.





## Project Justification/Conformity with Conditional Use Permit Findings

**Inland Star Distribution Centers, Inc.** is a nationally recognized company that specializes in warehousing a variety of products for industrial use. Due to its location within an established industrial park and being proximate to the state freeway system, the proposed site is ideally suited to provide a safe and convenient location for the storage of the aforementioned materials. The proposed use is consistent with the adopted City of Carson General Plan heavy industrial land use designation and corresponding zoning. Applicant imposed standards of operation, ministerial permits and various regulations associated with the storage of such materials will assure that the proposed use will not adversely affect surrounding properties.

To grant a Conditional Use Permit for the proposed use, the City of Carson must make four findings which are as follows with the applicant's response to such findings provided in **bold**.

1. The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development.

**The proposed use will be located in a modern existing industrial warehouse building, designed and constructed specifically for industrial type uses. The parcel on which the warehouse exists is within an industrial park which was created specifically for industrial type uses. The site is flat well-drained, graded and paved in accordance with applicable standards. All utilities necessary for industrial warehousing serve the subject location and are adequate, in capacity for the intended use.**

**The applicant specializes in the handling and processing of various types of industrial materials and has designed special areas within the building to accommodate the perfect size handling and storage requirements necessary to meet their own stringent safety requirements and those of city, local and federal regulations.**

**The project will be subject to various mandatory conditions, regulations, standards and ministerial permits which have proven to be effective in reducing the potential for a variety of potential adverse impacts to occur at a level of significance on site or to surrounding properties.**

**The applicant seeks no deviations from any property development standard or building regulation.**

2. There will be adequate street access and traffic capacity.

**As mentioned above, the proposed site is part of an existing industrial park. The subject site takes access to East Dominquez Street, which is of adequate width and pavement to accommodate the traffic generated by the proposed use.**



## Transportation Routes

Trucks delivering material from the north will utilize the 405 San Diego Freeway or Interstate 710 and likely use E. Del Arno Blvd. then proceed south on Wilmington Ave. to E. Dominquez Street. Trucks delivering material from the south will likely use the Interstate 710 or the San Diego Freeway 405 then proceed north on Wilmington Ave. to E. Dominquez Street. Vehicles leaving the site will likely reverse the aforementioned routes.

All trucks will adhere to the City of Carson approved truck routes as identified in the City of Carson General Plan. No trucks will utilize local streets or travel into local neighborhoods.

## Trip Generation

Materials will be delivered by trucks in a variety of sizes ranging from 1 ton to tractor-trailer configurations. The Institute of Transportation Engineers studies various land uses to among other things, determine traffic generation profiles. The Institute of Transportation Engineers *Trip Generation* 8<sup>th</sup> edition Land Use Category 150 identified as *warehousing* includes a summary of the institute's studies of warehouse uses.

The Institute of Transportation Engineers provides the following estimates of peak hour traffic based on 1,000 ft.<sup>2</sup> of gross warehouse area. The average weekday trip ends generation for the proposed project based on an existing building of 254,411 square feet is provided directly below.

PEAK HOUR	AVE. TRIP RATE	TOTAL TRIP ENDS
7am to 9am	.30 trips/1,000 sq. ft.	76*
4pm to 6pm	.32 trips/1,000 sq. ft.	81*

\*The warehouse building on the proposed site is 254,411 sq. ft.

The *Institute of Transportation Engineers Trip Generation* manual 8<sup>th</sup> edition Land Use Category 150 entitled *Warehousing* also found truck trips accounted for 20% of the weekday warehousing traffic. Said study also concluded about 79% of all PEAK HOUR 7am to 9am trips were entering the site and 21% exiting the site. For the PEAK HOUR 4pm to 6pm. the reverse occurred with 25% of the trips entering the site and 75% exiting the site.

Given that the proposed site is fully improved with an office warehouse building, the aforementioned trip generation estimate does not represent new trips or traffic on public roadways. Assuming that the Institute of Transportation Engineers nationally recognized studies accurately reflect average trip generation rates for



warehouse uses, it can logically be assumed that no new traffic will occur that would adversely affect public roadways by the proposed use. It should also be noted that the proposed warehouse use will generate traffic similar in kind, type and general volume of traffic generated by other heavy industrial users within the industrial park in which the project is to be located.

It should also be noted that the principle routes in which product will be delivered to the proposed site is over state roadways and not local streets. This is precisely the hierarchy in which the statewide transportation of goods and materials were intended to occur. An observation of adjacent streets and particularly Wilmington Boulevard indicates that it is of a condition and configuration that can accommodate the kind, type and general volume of traffic generated by the proposed use in conjunction with existing and cumulative traffic that is planned to occur over time.

As mentioned above, all trucks will adhere to the City of Carson approved truck routes as identified in the City of Carson General Plan. No trucks will utilize local streets or travel into local neighborhoods.

### **Parking**

In accordance with City of Carson requirements, adequate on- site parking is available on site to accommodate the proposed use. Please see the project site plan prepared by John G. Cataldo which illustrates the number and location of on-site parking and loading areas. The City of Carson requires 200 paved on-site parking stalls. The site contains 209 paved parking stalls.

3. There will be adequate water supply for fire protection.

As mentioned above, the proposed use will be located in a modern existing industrial warehouse building, designed and constructed specifically for industrial type uses. The parcel on which the warehouse exists is within an industrial park which was created specifically for industrial type uses.

Community water serves the existing building through a water system that was designed specifically for industrial uses. No information exists to suggest that the capacity of the line serving the subject site or system supply capacity is inadequate for fire protection service. In addition, the applicant will install a state-of-the-art fire protection sprinkler system in accordance with LA County Fire Department and the California Building and Fire Code requirements.

The project will be subject to various mandatory conditions, regulations, standards and ministerial permits which have proven to be effective in reducing the potential for a variety of potential fire or related hazards to occur at a level of significance on site or to surrounding properties.



4. The proposed use and development will be compatible with the intended character of the area.

- The proposed location was selected due to the availability of a modern existing building constructed specifically for industrial purposes within an established industrial park. The proposed project will not produce odors, and atypical traffic volume or generate trips from oversized vehicles that would impair access to and from the site by other adjacent users or the public at large.
- The applicant, Inland Star Distribution Centers, Inc. proudly participates in a variety of national and international associations that establish and maintain standards of excellence for warehouse and hazardous materials handling companies. The project will be well-maintained and operated by a staff trained specifically for the handling and processing of the proposed materials.
- Inland Star Distribution Centers, Inc. has established and maintained a sophisticated safety program of training for its employees and a storage system that meets or exceeds all applicable fire and hazardous waste worker safety, air quality and related standards for such materials.
- Inland Star Distribution Centers, Inc. has also implemented and maintained an active and passive security system proven at other locations to provide appropriate levels of security to the building, its employees, its contents and the community. Said system includes sophisticated cameras, temperature monitoring physical surveillance and a variety of other techniques proven to be effective in similar warehouse applications.
- All project lighting will consist of downward directed and hooded lights mounted on building exteriors or poles. Lighting will enhance site security and will be installed in a manner as to minimize light from interfering with adjacent properties.
- The noise profile of the proposed use is typical of other industrial uses that are generated in the industrial park in which the project is to be located. Other than on and off loading of material, noise will be generated within the enclosed industrial building. Hours of the operation are limited as described above.

The proposed activities are principally storage repackaging of various products. These activities do not produce noise levels that would be discernible from adjacent residential receptors or annoying to nearby industrial uses.

No outdoor amplified speaker system will be used.



As mentioned above, the closest residential land use considered a sensitive receptor is approximately 2,000 feet to the east. The Southern Pacific rail road lines separate the aforementioned residential node from the subject site and the industrial park in which the subject site is located.

- The site will meet all seismic safety requirements of applicable rules, regulations and law. Among other things, said requirements specify height, strength, seismic loading and fire/hazardous gas detection devices for the storage of the material to be stored at the subject site.

To meet applicable regulations, materials will be segregated due to their universal fire/hazard rating. Please see Sheet A-11 of the project site plan prepared by John G. Cataldo which illustrates the proposed location and details of material racks.

In addition to the requirement to obtain a Conditional Use Permit from the City of Carson other agencies and jurisdictions will regulate and permit the proposed use assuring said use does not cause an adverse impact to surrounding properties or the environment. A summary of those agencies is provided below:

- A permit issued by the County of Los Angeles, Department of Community Health Department. This agency is identified as the LEA (Lead Enforcement Agency).
  - Los Angeles County Valley Air Quality Management District Air Permit
  - Consolidated Unified Program Agency Permit
  - California Highway Patrol Hazardous Materials Permit
  - California Department of Justice Precursor Chemical Permit
  - Pipeline and Hazardous Materials Safety Administration, Hazardous Materials. Shipper/Carrier Permit
  - Federal Highway Administration Operating Authority Permit
  - Environmental Protection Agency Federal Insecticide, Fungicide and Rodent site registrations
  - Occupational Health & Safety Administration Air Pressure Vessel Permit
  - California Department of Agriculture Feed and Fertilizer Permit
  - Storm Water Pollution Prevention Plan
  - Los Angeles County Fire Department permits
  - City of Carson building permits.
- It is noted, any hazardous waste shall be handled in accordance with the requirements set forth in the California Health and Safety Code Division 20 Chapter 6.5. This chapter further discusses proper labeling storage and handling of hazardous materials. The applicant will comply with this and other regulatory requirements.

Inland Star Distribution Centers, Inc. is regulated through a variety of federal, state and nongovernmental programs.



## **Federal**

- **Occupational Safety and Health Administration**
- **United States Department of Transportation**
- **Federal Motor Carrier Safety Administration**
- **Pipeline Hazardous Materials Safety Administration**
- **Environmental Protection Agency**
- **Federal Insecticide, Fungicide and Roads Inside Act**
- **Food and Drug Administration**
- **Department of Justice**
- **Department of Homeland Security**

## **State**

- **California Occupational Safety and Health Administration**
- **California Environmental Protection Agency**
- **California Unified Program Agency**
- **California Department of Justice**
- **California Highway Patrol**

## **Non-governmental programs**

- **American Institute of Baking (food safety)**
- **International Standards Organization ISO 9001: 2008 (quality management systems)**
- **National Association of Chemical Distributors (chemical distribution safety and compliance)**
- **National Sanitation Foundation (drinking water safety)**

**The facility will implement and maintain an Emergency Preparedness Contingency Plan (EPCP) developed in accordance with title 40 of Code of Federal Regulations (CFR) part 262 title 29 CFR section 1910.120 and 191.38 and California Environmental Protection Agency (CEPA) s.36 (1-3). As required by law, an EPCP shall be developed for the project site to assist the emergency coordinator or his or her designee in determining appropriate response procedures.**

**The project will comply with all of the requirements stipulated within the chemical storage guidelines, Chapter 6 entitled Prevention Program prepared by the National Association of Chemical Distributors (NACD) dated January 27, 1999 or its most current form. In addition, the project will comply with all of the requirements stipulated within the guidelines for safe warehousing of chemicals.**

**The Center for Chemical Process Safety of the American Institute of Chemical Engineers national Association of Chemical Distributors (NACD) dated 1998 or its most current form.**





**The project is not expected to create a significant hazard to the public or the environment through the routine transport use, or disposal of hazardous materials. In the event of a spill or other similar incident, the project emergency coordinator (EC) will be designated to manage the response to hazardous materials or waste incidents resulting from fire, explosion, and accidental release.**

**The applicant is aware of no information that would suggest that the proposed use will be incompatible with adjacent industrial users or the community at large.**



**INLAND STAR DISTRIBUTION CENTERS, INC.**

**2132 E. DOMINQUEZ ST. Building "A"**

**CITY OF CARSON**

**CONDITIONAL USE PERMIT SUPPLEMENTAL INFORMATION**

**Air Quality**

In accordance with the Los Angeles County Valley Air Quality Management District Air Permit process, an Indirect Source Review will be conducted. The aforementioned source review and related permitting process will incorporate a wide range of project conditions and mistrial procedures to assure the project is in compliance with all applicable air district and related air quality standards and pays fees which are used to provide for regional air quality improvements.

**Communications**

Wireless communications will be in place between the processing portion of the site and the office area. All processing employees will be equipped with hand held communication devices. Effective communication among facility employees is an essential component of the applicant's safety program. No outside amplified loudspeaker system is proposed.

**Emergency Contact**

An emergency contact person will be available 24 hours a day 365 days a year. The emergency telephone number of the contact personnel will be supplied to the LEA, fire department, policing agencies as well as medical response units.

**Employee Training**

The applicant has developed and maintained an employee training program which include safety and environmental video training modules instructed classroom training, as well as tailgate safety meetings, and on-the-job instruction. This will be monitored through **Inland Star Distribution Centers, Inc.** proprietary training software. Modules include general awareness hazard classification, shipping papers marking and labeling placating emergency response and packaging selection in approved containers.

The protection of public health and safety will be a critical component of employee training. All personnel assigned to the operation shall be trained in subjects pertinent to facility operations and maintenance. For example, employees operating loaders will be instructed on the safe operation of the equipment and will be cautioned to be observant of potential danger to facility employees and visitors. Special emphasis shall be placed upon odor impact management and emergency procedures.



The applicant will comply with established illness and injury prevention program to prevent workplace accidents, illness and injuries. The program is tailored to be site-specific and includes the following provisions:

- Program administrator responsible for implementing and maintaining the program
- scheduled and unscheduled safety inspections
- hazard assessment processes to analyze any new substance procedure or equipment introduced into the workplace and develop appropriate controls
- safety suggestion box
- comprehensive incident investigation to include all accidents and near Misses
- branch safety rules
- appropriate training
- safety meetings

A process will be implemented and maintained by the applicant to ensure compliance with the **Inland Star Distribution Centers, Inc.** employee safety and training plan. Additional safety policies, procedures and work instructions in the aforementioned plan include but are not limited to:

- hazard communications workplace health and safety information system
- use of personal protective equipment
- respiratory protection
- access requirements for crack contractors, a company sites
- commercial carrier qualifications forklift operations and safety practices
- permit required confined Spaces
- lockout tag out procedures
- emergency response and communications
- facility inspection and maintenance
- vehicle inspection and maintenance
- safety loading and unloading bulk and non-bulk
- safe product storage
- safe transportation and delivery
- driver qualification process
- site and transportation security
- specific work instructions for critical tasks

### **Equipment Maintenance**

Except for very light maintenance, no equipment will serviced on site. The operation, maintenance and repair program of all equipment will be implemented in accordance with the equipment manufacturers' recommendations. All equipment will be kept in good running order and comply with all manufactures recommended maintenance. No equipment will be modified contrary the manufacturer's recommendations. The aforementioned procedures will reduce the potential for annoying odors or emissions from adversely affecting project employees or adjacent properties.



## **Fire Protection**

All mobile equipment will be fitted with approved fire extinguishers and fully functional and approved fire extinguishers will be required in all buildings. Employees will be instructed on the proper use of the fire extinguishers.

The facility will maintain on-site fire suppression equipment as required by the Los Angeles County Fire Department. The facility shall add additional fire safety equipment as required by the fire department.

Prevention of a fire related emergency shall be the highest priority of the applicant. Although facility personnel are not expected to perform dangerous fire suppression tasks, simple and common sense practices can be used to minimize the potential for fire or to mitigate its damage.

## **Safety Equipment**

Safety equipment will be required of all personnel and visitors. Eye washes and first-aid kits will be located in the processing area for quick treatment. Workers will be equipped with appropriate safety clothing (reflective vests), gloves, hard hats, ear protection and goggles. Where appropriate, additional specialty clothing will be provided such as ear protection devices, air masks, etc. Employees will be trained in the use of the safety equipment.

## **Odors**

The project will not create objectionable odors. No product is produced at the proposed facility. The applicant will have programs in place to protect the employees as well as the general public from exposure to the chemical products they distribute the applicant primarily receive stores and ships chemicals without diluting them are changing their packaging. The facility's products can be either in solid or liquid state.

No product will be stored in a gaseous state, thus minimizing the possibility of objectionable odors and or exposure to the public.

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