

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 06-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING MODIFICATION NO. 3 TO SPECIAL USE PERMIT NO. 1-68 FOR THE CONSTRUCTION OF SEVEN NEW STORAGE TANKS AND RELATED PIPING, PUMPS, AND CONTROL SYSTEMS TO AN EXISTING PETROLEUM STORAGE FACILITY LOCATED AT 2365 E. SEPULVEDA BOULEVARD.

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

Section 1. An application was duly filed by the applicant, Chemoil Terminals Corporation, with respect to real property located at 2365 E. Sepulveda Boulevard and described in Exhibit "A" attached hereto, requesting approval of a project to construct seven new storage tanks and related piping, pumps, and control systems to an existing petroleum storage facility on 14.78 acres in the MH (Manufacturing, Heavy) zone. The modification to the Special Use Permit (SUP) is required to add tanks to an existing petroleum storage tank farm.

A public hearing was duly held on December 12, 2006, at 6:30 P.M. at the Carson City Hall Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

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

Section 3. The tank farm facility was approved by the County of Los Angeles prior to the City's incorporation under their requirements for a Special Use Permit (SUP). The City has adopted the findings for a Conditional Use Permit (CUP) to be applicable to active SUPs issued by the County of Los Angeles. Pursuant to CMC Section 9141.1, a Conditional Use Permit is required for the construction and operation of a petroleum tank farm in an MH zone. Pursuant to Section 9172.21 (D), the Planning Commission finds that:

- a) The subject property is located within a heavy industrial area. The project is consistent with the General Plan Land Use Designation of Heavy Industrial and the MH (Manufacturing, Heavy) zone. The project site is an area designated for such heavy industrial use.
- b) The size of the site is adequate to support the project. The project site is located on 2.2 acres of an existing 14.78-acre tank farm. Adequate setbacks from the roadways will be provided. Utilities, including electricity, telephone lines, water, and sewer will be adequately provided.
- c) The project site will have adequate site renovations to assure the convenience and safety of operation vehicles. Vehicular ingress and egress are located on Intermodal Way which connects to Sepulveda Boulevard to the south. Regional access is located to the north on the 405 Freeway via Alameda Street, and to the east on the 710 Freeway via Sepulveda Boulevard. The project will generate

minimal vehicle trips since much of the product will be transported via underground piping.

- d) The project has been designed to meet all Fire Department requirements. Thus, there is adequate water supply and circulation for fire protection.
- e) The project expands petroleum storage while preserving public health and safety and protecting the environment.

Section 4. Based on the Initial Study, the Planning Commission further finds that the project on 2.2 acres will not have a significant effect on the environment. The property is located in a developed, industrial area. The project is compatible with the existing industrial area and meets or exceeds all City standards for protection of the environment. Therefore, a Mitigated Negative Declaration has been prepared pursuant to California Public Resources Code Section 15070. Mitigation Measures have been included to reduce any potentially significant impacts to air quality and cultural resources to a level that is less than significant.

Section 5. Based on the aforementioned findings, the Planning Commission hereby adopts the Mitigated Negative Declaration and approves Modification No. 3 to Special Use Permit No. 1-68 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

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

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

PASSED, APPROVED AND ADOPTED THIS 12th DAY OF DECEMBER, 2006.

CHAIRMAN

ATTEST:

SECRETARY