

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 07-_____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING MODIFICATION NO. 1 TO
CONDITIONAL USE PERMIT NO. 529-02 FOR THE DELAY IN
THE CONSTRUCTION AND DEMOLITION OF PETROLEUM
STORAGE TANKS FOR THE PROPERTY LOCATED AT 2000 E.
SEPULVEDA BOULEVARD**

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

Section 1. An application was duly filed by the applicant, Kinder Morgan Tank Storage Terminals LLC, with respect to real property located at 2000 E. Sepulveda Boulevard and described in Exhibit "A" attached hereto, requesting a modification to the approval to construct 19 additional petroleum tanks to an existing 99-acre tank farm, including installation of supporting piping, pumps, and ancillary equipment. On February 8, 2005, the Planning Commission approved Conditional Use Permit No. 529-02 for the construction and operation of petroleum storage tanks. The subject property has a General Plan land use designation of Heavy Industry and is zoned MH (Manufacturing, Heavy).

A meeting was duly held on April 24, 2007, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

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

Section 3. 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 petroleum storage tanks are 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 proposed use and all associated piping, pumps, and ancillary equipment. The new tanks will be located on a 27.5 acre portion of the existing tank farm and will be adequately setback from the roadway. 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 Sepulveda Boulevard on the northern part of the property. 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. Minimal vehicle trips are expected from the proposed project since much of the product will be transported via underground piping.

- d) The proposed project has been designed to meet all Fire Department requirements. Thus, there is adequate water supply and circulation for fire protection.
- e) Landscaping will be required along the perimeter wall facing Alameda Street as well as along Sepulveda Boulevard to soften the industrial appearance as well as screen the petroleum tanks.
- f) The proposed project expands petroleum storage while preserving public health and safety and protecting the environment. The applicant entered into a Good Neighbor Agreement (GNA) with several community organizations in order to provide benefits to the community that lives near the facility. The GNA provides community benefit programs that primarily target air quality and public health concerns. These benefit programs are above and beyond the required and recommended mitigation in the DEIR and FEIR.

Section 4. On February 8, 2005, the Planning Commission certified an environmental impact report (EIR) pursuant to Section 15161 of the CEQA Guidelines to analyze and disclose potential environmental effects associated with construction and operation of the proposed project. The EIR also identified possible ways to minimize the significant impacts (referred to as mitigation) and evaluated reasonable alternatives to the project. The proposed modification would not create any additional impacts that have not been identified in the certified EIR. Thus, the certified EIR covers the requests included in the proposed modification.

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit No. 02-11-529 with respect to the real 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 24th DAY OF APRIL, 2007.

CHAIRMAN

ATTEST:

SECRETARY