



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: March 11, 2014
SUBJECT: Design Overlay Review No. 1444-11
APPLICANT: Jorge Rios
REQUEST: To approve two new, two-story 2,198-square-foot single-family dwellings with attached 2-car garages located on forty-six-foot wide lots in the RS (Residential, Single-Family) zone.
PROPERTY INVOLVED: 17701 and 17707 Exa Court

COMMISSION ACTION

____ Concurred with staff
____ Did not concur with staff
____ Other

COMMISSIONERS' VOTE

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

Item No. 11D

I. Introduction

Applicant

Jorge Rios
Rios Construction
11203 Virginia Avenue
Lynwood, CA 90262
rios.construction@yahoo.com

Property Owner

Chris Limon
California Kingdom Builders, Inc.
8077 Florence Avenue, Suite 204
Downey, CA 90240
chris.limon@me.com

Project Address

17701 and 17707 Exa Court

Project Description

The applicant, Jorge Rios of Rios Construction represents the property owner California Kingdom Builders, Inc. and is requesting approval of Design Overlay Review (DOR) No. 1444-11 for construction of two new, two-story 2,198-square-foot single-family dwellings with attached 2-car garages on two 46-foot-wide adjacent properties located at 17701 and 17707 Exa Court respectively. The subject properties are located within the RS (Residential, Single-Family) zoning district and have a General Plan Land Use designation of Low Density (Exhibit No. 1).

II. Background

Previous Uses of Property

The subject properties are vacant and were formerly active oil well sites. Property 17701 Exa Court currently has one abandoned oil well. In 2004 and 2007, the Planning Commission approved construction of two new two-story single-family dwellings on the subject properties which are less than fifty feet wide (DOR Nos. 858-04 and 1007-07). In 2004, the subject properties complied with current Division of Oil, Gas and Geothermal Resources (DOGGR) standards for abandonment of an oil well and soil tests were conducted clearing the project to move forward with the understanding that further soils tests will be performed including final inspection by regulating agency DOGGR (Exhibit Nos. 2 and 3). In 2005, DOGGR provided an approved report of well

plugging and abandonment for the subject project. In 2007, this DOGGR report was referenced in the Planning Commission staff report (Exhibit No. 4). Both projects expired because they were not developed.

Previously Approved Discretionary Permits

Design Overlay Review No. 858-04

On July 27, 2004, the Planning Commission approved construction of two new two-story, 1,766-square-foot, pre-fabricated single-family dwellings on two adjacent forty-six-foot wide, approximately 5,000-square-foot lots (Exhibit No. 5). However, there were no permits issued for construction and the lots remain vacant.

Design Overlay Review No. 1009-07

On September 17, 2007, the Planning Commission approved construction of two new two-story, 2,116-square-foot single-family dwellings on the subject properties 17701 and 17707 Exa Court (Exhibit No. 6). However, there were no permits issued for construction and the lots are currently vacant.

Public Safety Issues

There is no past or current code enforcement case associated with any of the subject properties.

III. Analysis

Project Details

The proposed 2,198-square-foot, two-story single-family-dwellings with attached 462-square-foot two-car garages are located on approximately 5,000-square-foot lots. Each house features similar exterior design (natural exterior paint color, hickory composition shingle roof materials, decorative entry door, window foam trim and automatic sectional roll-up garage door) and have identical floor plans. The first floor has a living room, family room, kitchen, and one-half bath. The second floor houses all four bedrooms, including a master suite with a walk-in closet and master bathroom, as well as three additional bathrooms and a laundry closet area.

Though 17707 Exa Court does not have an oil well recorded on-site, there is an abandoned oil well located on the adjacent property 17701 Exa Court so safety measures were required by staff in order to move the project forward. Due to organizational changes, DOGGR currently relies upon local jurisdictions to make development decisions regarding properties containing abandoned oil wells (Exhibit No. 7). Building and Safety implemented standards to ensure the project comply with DOGGR's policy, obtain Los Angeles County Fire Department clearance

and perform a gas leak test. The applicant complied with Building's request and obtained clearance to move the project forward for construction of the proposed single-family dwellings on the adjacent properties. (Exhibit Nos. 8, 9, and 10)

DESIGN OVERLAY REVIEW NO. 1444-11

Single-family dwellings located on lots less than 50 feet wide are subject to site plan and design review pursuant to Section 9121.1 of the Carson Municipal Code (CMC).

The Planning Commission may approve Design Overlay Review No. 1499-13 if the following findings can be made in the affirmative, as per CMC Section 9172.23(D):

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

The subject properties and the residential neighborhood are designated as Low Density within the General Plan Land Use Element. The vacant, adjacent project sites are former oil well sites that are located on a short, one-block cul-de-sac consisting of predominantly two-story, single-family-dwellings that were built in the mid 1960's within the north-east portion of the City, south of the 91 (Artesia) Freeway, north of Victoria Street, east of Avalon Boulevard, and west of Central Avenue. The subject sites are located across from an Open Space (OS) area (Stephenson Park) near a High Density residential area – Dominguez Hills Village. The proposed project is compatible with the surrounding residential area and is permitted within the RS (Residential, Single-Family) zoning district with approval of a DOR. Though there are not specific plans for the project area, nearby Dominguez Hills Village is within Specific Plan No. 4.

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

The proposed architecture and design is compatible with the existing development within the vicinity. The existing single-family dwellings on Exa Court average 1,500 square feet with attached two-car garages. Dominguez Hills Village located near the subject properties consists of single-family dwellings and residential condominiums. Typical new housing units in the neighborhood range above 2,000 square feet in living area. The applicant intends to emulate the size and some of the modern characteristics found in these new developments.

c. Convenience and safety of circulation for pedestrians and vehicles

The local streets will be able to accommodate the traffic generated by this project. The project sites have new driveway approaches leading to two-car garages and walkways

to the front entrance of the homes. Adequate driveway width and a pedestrian sidewalk will ensure safety for pedestrians and motorists. The front yard wall will not exceed the maximum code requirement of 42 inches in height, which will allow visibility for motorists backing onto Exa Court.

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

The proposed project is for two single-family dwellings and will not require signage other than for the address identification of each house. The proposed colors and materials are attractive and effective in portraying an aesthetically pleasing product.

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

The proposed project meets all applicable design standards and guidelines of the Municipal Code.

IV. Environmental Review

Pursuant to Section 15303, Class 3 – New Construction or Conversion of Small Structures, the proposed development of the new, two-story single-family dwellings on two separate adjacent lots reasonably falls within this exemption category since no foreseeable significant impacts would result.

V. Conclusion

The above analysis documents that the proposed single-family dwelling units within an existing residential neighborhood is consistent with current regulations in the Carson Municipal Code, to include the applicable zoning district and use, and proper land use planning principles.

VI. Recommendation

That the Planning Commission:

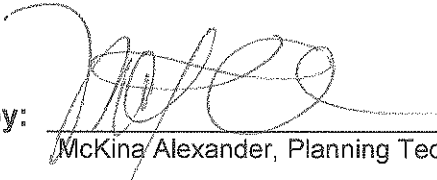
- **APPROVE** the Categorical Exemption;
- **APPROVE** Design Overlay No. 1444-11 subject to conditions of approval attached as Exhibit "B: to the Resolution; and
- **WAIVE** further reading and **ADOPT** Resolution No. _____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1444-11 FOR CONSTRUCTION OF TWO NEW, TWO-STORY 2,198-SQUARE-FOOT SINGLE-FAMILY DWELLINGS WITH ATTACHED GARAGES ON TWO 46-

FOOT-WIDE LOTS ON A PROPERTIES LOCATED AT 17701 AND 17707 EXA COURT.

VII. Exhibits

1. Land Use Map
2. May 20, 2004 certification letter from Brycon, LLC
3. July 1, 2004 Agency Response from the State of California Division of Oil, Gas, and Geothermal Resources
4. September 16, 2005 Report of Well Plugging and Abandonment
5. July 27, 2004 Planning Commission Minutes for DOR No. 858-04
6. September 17, 2007 Planning Commission Minutes for DOR No. 1007-07
7. January 27, 2012 Division of Oil, Gas, and Geothermal Resources Well Status Review Letter
8. May 21, 2013 Building and Safety clearance e-mail
9. October 9, 2013 Fire Department clearance
10. June 7, 2013 Methane Gas Leak Test Report by Mearns Consulting LLC

Prepared by:


McKina Alexander, Planning Technician II

Reviewed and Approved by:


John F. Signo, AICP, Senior Planner

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. .

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1444-11, FOR THE CONSTRUCTION OF TWO, NEW TWO-STORY, 2,198-SQUARE-FOOT SINGLE-FAMILY HOMES WITH ATTACHED TWO-CAR, 462-SQUARE-FOOT GARAGES ON TWO ADJACENT, LESS THAN 50-FOOT WIDE LOTS LOCATED AT 17701 AND 17707 EXA COURT

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

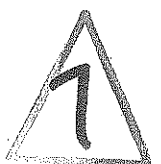
Section 1. An application was duly filed by the applicant, Jorge Rios of Rios Construction on behalf of property owner California Kingdom Builders, Inc., with respect to real property located at 17701 and 17707 Exa Court and described in Exhibit "A" attached hereto, requesting the approval to construct two new, two-story single-family dwellings on two contiguous forty-six (46) foot wide lots which are in the RS (Residential, Single-Family) zoning district.

A public hearing was duly held on March 11, 2014, at 6:30 P.M. at City Hall, Helen Kawagoe 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 the following Section 9172.23(D), Site Plan and Design Review – Approving Authority Findings and Decision the Planning Commission finds that:

- a) The proposed single-family dwellings are consistent with the General Plan of the City of Carson in that the properties and surrounding area are designated as Low Density and are zoned RS (Residential, Single-Family).
- b) The proposed project is for two new, two-story, 2,198-square-foot single family dwellings with attached 462-square-foot garages located on adjacent, less than 50-foot-wide lots in an area consisting of predominately two-story, single-family dwellings. The project is consistent with new two-story single-family dwellings in the neighborhood and meets the City's design and development standards.
- c) The subject properties are former oil well sites with an abandoned oil well located adjacent to 17707 Exa Court at 17701 Exa Court. Mearns Consulting LLC conducted a leak test on June 7, 2013 and determined no gas leakage from the surface plug. The City may require the property owner to obtain a current gas leak test prior to issuance of building permits.
- d) Installation of vent cones to the satisfaction of Building and Safety Division and the Fire Department is required prior to issuance of building permits.
- e) The proposed structures must include the installation of a methane barrier and venting system under the building foundation. Future, proposed structures and



additions are subject to the same requirement as determined by the Building and Safety Division.

- f) The project must comply with the requirements indicated in the Division of Oil, Gas, and Geothermal Resources (DOGGR) Well Status Review Letter. Recordation of the Well Status Review Letter at the Los Angeles County Recorder is required.
- g) The local streets will be able to accommodate the traffic generated by this project. The project sites have new driveway approaches leading to two-car garages and walkways to the front entrance of the homes. Adequate driveway width and a pedestrian sidewalk will ensure safety for pedestrians and motorists. The front yard fence and wall will not exceed the maximum code requirement of 42 inches in height, which will allow visibility for motorists backing onto Exa Court.
- h) The proposed project is for two single-family dwellings and will not require signage other than for the address identification of each house. The proposed colors and materials for the houses are attractive and effective in portraying an aesthetically pleasing product.
- i) The proposed project meets all applicable design standards and guidelines of the Municipal Code.

Section 4. The Planning Commission further finds that the construction of the proposed two-story, single-family dwellings on the existing adjacent lots is categorically exempt, pursuant to Section 15303, Class 3 – New construction or Conversion of Small Structures of the California Environmental Quality Act (CEQA), because it reasonably falls within this exemption category since no foreseeable significant impacts would result.

Section 5. Based on the aforementioned findings, the Commission hereby grants Design Overlay Review No. 1444-11 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 DAY OF 11th DAY OF MARCH, 2014.

CHAIRMAN

ATTEST:

SECRETARY



EXHIBIT "A"

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 11 OF TRACT NO. 23924, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 757, PAGES 3 THROUGH 8, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A SUBDIVISION OF SURFACE AND THAT PORTION OF THE SUBSURFACE WHICH IS WITHIN 500 FEET, MEASURED VERTICALLY DOWNWARD FROM THE SURFACE, AS SAID SURFACE EXISTED ON OCTOBER 25, 1965, PER BENCH MARK SY 3125.

ASSESSOR'S PARCEL NUMBER: 7319-019-011

File No: 114090616

EXHIBIT "A"

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 12 OF TRACT NO. 23924, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 757, PAGES 3 THROUGH 8, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A SUBDIVISION OF SURFACE AND THAT PORTION OF THE SUBSURFACE WHICH IS WITHIN 500 FEET, MEASURED VERTICALLY DOWNWARD FROM THE SURFACE, AS SAID SURFACE EXISTED ON OCTOBER 25, 1985, PER BENCH MARK SY 3125.

ASSESSOR'S PARCEL NUMBER: 7319-019-012



CITY OF CARSON
COMMUNITY DEVELOPMENT
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1444-11

GENERAL CONDITIONS

1. If a building permit plan check submittal proposing the implementation of Design Overlay Review No. 1444-11 is not submitted to the City of Carson within one year of its effective date, said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
4. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review by the Planning Commission.
5. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
6. It is further made a condition of this approval that if any condition is violated or if any law, statute or ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
7. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.



8. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
9. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
10. Precedence of Conditions. If any of the Conditions of Approval alter a commitment made by the applicant in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.
11. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
12. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, or in any way related to the approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review No.1444-11. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein. The applicant shall provide a deposit in the amount of 100 percent of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney's fees, and shall make additional deposits as requested by the City to keep the deposit at such level. The City may ask for further security in the form of a deed of trust to land of equivalent value. If the applicant fails to provide or maintain the deposit, the City may abandon the action and the applicant shall pay all costs resulting therefrom and the City shall have no liability to the applicant.

PARKING

13. All areas used for movement, parking, loading, repair or storage of vehicles shall be paved in compliance with Section 9162.0 of the Zoning Ordinance.



14. No designated garage shall be converted to other use(s) without approval by the Planning Division.
15. All driveways shall remain clear. No encroachment into driveways shall be permitted.

AESTHETICS

16. Wrought iron and railings shall be sculptured or otherwise designed in such way as to create interest to the satisfaction of the Planning Division.
17. All trash and debris shall be removed prior to the issuance of a building permit. The subject property shall be maintained at all times to present an attractive appearance to the satisfaction of the Planning Division.
18. Vehicle repairs shall be done only in accordance with Section 9122.7 of the Zoning Ordinance. Said repairs must be an accessory use, not a primary use.
19. Graffiti shall be removed from all project areas within 3 days of written notification by the City of Carson. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.).

FENCES/WALLS

20. Existing and proposed fences and walls shall be permitted, repaired and constructed subject to inspection and approval pursuant to all applicable Los Angeles County Building and Safety Division standards and Planning Division.
21. A new block wall shall be placed on the subject properties east-west center boundaries as described in a legally devised survey conducted by a professional land surveyor licensed by the State of California.
22. All fences, walls and hedges shall be located and constructed in compliance with the standards as provided for in Section 9126.3 of the Zoning Ordinance. Forty-two inches is the maximum height for fences, walls, and hedges located within the twenty-foot front yard setback.

LIGHTING

23. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9127.1 of the Zoning Ordinance.

BUILDING AND SAFETY

24. The existing leak test conducted by environmental consultants, Mearns Consultants, LLC on June 7, 2013 for property 17701 Exa Court is valid for development of the subject properties within five years of the test unless determined by Building and Safety to provide a current leak test for the



development. If a leak is detected, contact DOGGR for abandonment and clearance. After abandonment, retest for leaks.

25. Maintain physical access to the well pursuant to the requirements shown in Exhibit A of the Well Status Review Letter dated January 27, 2012 prepared by the Division of Oil, Gas, and Geothermal Resources (DOGGR).
26. Proposed buildings must maintain proper setbacks per applicable building and fire codes. In addition to other agency approvals, Fire Department of the site plan is required.
27. Installation of vent cone to the satisfaction of the Building and Safety Division and Fire Department is required prior to building permit issuance.
28. Proposed structures must include the installation of a methane barrier and venting system under the building foundation.
29. If deemed to be required, landfill gas protection plan prepared by a licensed Civil Engineer shall be reviewed and approved by a Los Angeles County plan check engineer prior to the issuance of necessary permits.
30. If deemed to be required, drainage and grading plan shall be submitted by the applicant and reviewed and approved by a Los Angeles County grading engineer prior to the issuance of a building permit.
31. Submit for plan check, obtain all building permits and approved final inspection for proposed project.
32. Prior to the issuance of a Building Permit, Proof of Worker's Compensation and Liability Insurance must be on file with the Los Angeles county Building and Safety Department

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

33. If needed, easements shall be granted to the City, appropriate agency, or entity for the purposed ingress, egress, construction and maintenance of all infrastructures constructed and handicap access for this development to the satisfaction of the City Engineer and/or appropriate agency or entity.
34. The developer shall fill in any missing sidewalk and any city-owned improvement damaged during the construction of the proposed project shall be removed and reconstructed per City Standard Plan and to the satisfaction of the City Engineer prior to the issuance of a building permit.
35. The developer shall construct new driveway approaches pursuant to City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
36. The developer shall protect or relocate any facilities to accommodate the proposed driveway approach.

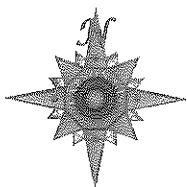
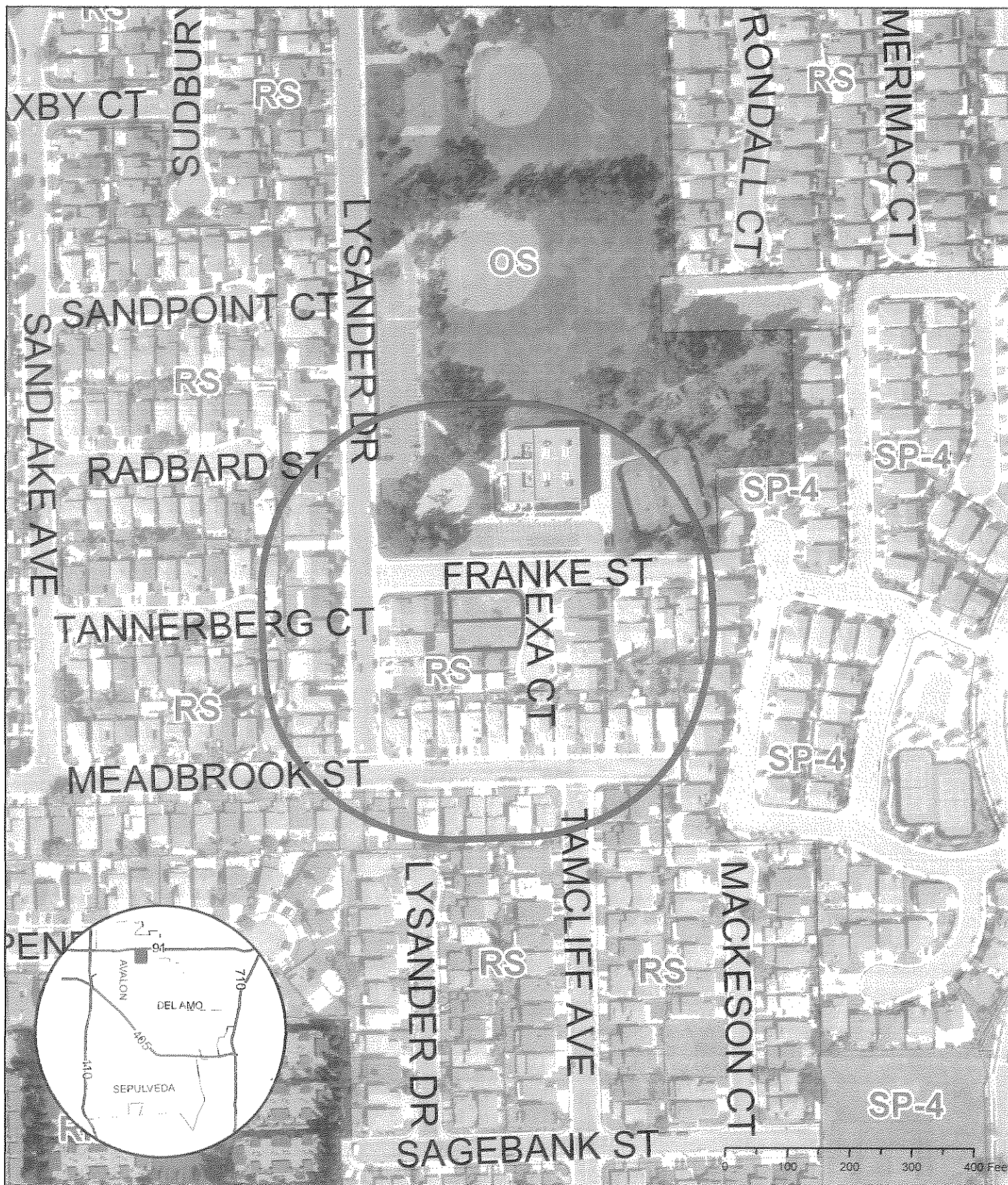


37. All new overhead utility lines along Exa Court abutting the proposed development shall be underground to the satisfaction of the City Engineer.
38. The developer shall install separate sewer laterals to individually serve each building in the development. Installation and dedication of the main line sewers may be necessary to meet this requirement.
39. The developer shall execute and provide to the City Engineer, a written statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water service will be provided to each building.
40. The developer shall submit improvement plans showing all the required improvements in the public right-of-way for review and approval of the City Engineer. A copy of the approved conditions of approval shall be attached to the plans when submitted.
41. A construction permit is required for any work to be done in the public right-of-way.
42. All infrastructures necessary to serve the proposed development (water, sewer, storm drain and street improvements) shall be in operation prior to the issuance of the Certificate of Occupancy.
43. The developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the drainage study, subject to the approval of the City Engineer.
44. A construction bond as required for all work to be done within the public right-of-way and proof of worker's compensation and liability insurance must be on file prior to issuance of Building permit.
45. The developer shall comply with the applicable SUSMP requirements and shall incorporate into the project plan a Storm Water Mitigation Plan, which includes those Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of the Building Permit.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

46. Per section 6310 of the Carson Municipal Code, all parties involved in the subject project located at 17701 and 17707 Exa Court including but not limited to contractors and subcontractors, will need to obtain a City Business License.





City of Carson
300 Foot Radius Map
17701 and 17707 Exa Court

EXHIBIT NO. 01



BRYCON, LLC

May 20, 2004

Devin Molina
DCM Builders
212 Wichita Street #1
Huntington Beach, CA 92648

RE: Carson Development Project
17428, 17430 Bauchard Court
17911, 17915 Mackenson Court
17701, 17705 Exa Court

Dear Mr. Molina:

I have prepared this letter pursuant to our recent discussions to outline the environmental condition of the subject properties, provide a brief of the remediation strategy if impacted soil is encountered, and to summarize the current condition and planned method for dealing with the oil wells located on the sites.

Brycon, LLC has performed a limited Phase II Environmental Site Assessment on the subject properties. Six samples were obtained from the sites. Samples were transported to a California Certified Environmental Laboratory under appropriate Chain of Custody. The samples were analyzed in accordance with EPA Method 8015 CCID for Total Petroleum Hydrocarbons. Three of the samples were additionally analyzed in accordance with EPA Methods 6010 for Metals.

Based upon the sample results it is Brycon's opinion that no known environmentally impacted soil is present on the site. However, structures associated with the former oil wells are present onsite which prevented Brycon from sampling specific areas. It is Brycon's opinion that an Environmental Technician be present onsite during the removal of these structures to verify that no contamination is present. If impacted soil is encountered the following Remedial Methods should be employed.

- I. The clean-up goal for the site has been established as 1,000 ppm for total petroleum hydrocarbons, this may be amended based upon approval of the California Regional Water Quality Control Board or other appropriate oversight agency. We will be utilizing EPA Method 8015M CCID as the analytical method for verification purposes to document that this goal has been met.
- II. All soils exceeding the 1,000 ppm TPH goal will be excavated and hauled offsite for disposal. All disposal is being managed by the excavation contractor and will be handled by Brea Canon Oil Company.

EXHIBIT NO. 02

4570 CAMPUS DRIVE
NEWPORT BEACH, CA 92660
PHONE 949.475.7749 • FAX 949.252.2190



- III. In addition to EPA Method 8015, approximately 10 % of all soil samples collected will be analyzed by the following methods: EPA 8260, EPA 8270 and Title 22 (CAM) Metals. Said samples will be selected randomly from the body of samples collected from the site.

If impacted soils are encountered, Remediation of the site will proceed as follows:

Visually impacted soils will be excavated and stockpiled onsite. The excavation contractor will arrange for the removal of the soils on a periodic basis. An environmental technician will be present to verify visual removals and direct additional removals if required. The technician may utilize an Organic Vapor Analyzer as an indicator tool to determine if impacted soil is present.

Once removal has occurred and visually clean soil is present, the environmental technician will obtain samples from the sidewalls and bottom of the excavation. A sufficient number of samples will be collected to confirm that the remaining soils meet the established clean-up goals.

The technician will prepare a field sketch of the sample locations along with a drawing of the approximate limits of any excavations. Samples collected will be undisturbed samples of the soil. Samples will be collected in 4 oz glass jars with Teflon lined lids. The jars will be placed into a cooler and transported under appropriate chain of custody to a California Certified Analytical Laboratory for analysis.

If the sample results indicate that the clean up goals have been achieved no further field work will be conducted for the given excavation. If the analytical results exceed the clean-up goal the environmental technician will direct the removal of additional soil and then re-sample the area to verify that impacted soils have been completely removed.

After all excavations, removals and sampling have been completed a letter report will be prepared outlining the work completed along with all test results. Included in the report will be a map of the site showing all sample locations along with the limits of any excavations. The final report will be certified by Brycon personnel and forwarded to your office. Excavations will be backfilled in accordance with the requirements of the site geotechnical consultant.

Oil Well Closures

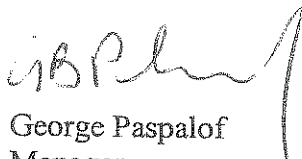
The three former oil wells located within the sites have been abandoned to current Division of Oil, Gas and Geothermal Resources (DOGGR) code. A final site inspection is required for each of the wells once the well cellars have been removed and the well heads cut off below grade. Additionally, we will be submitting an application to the DOGGR under their Construction Site Well Review program. A copy of the final approved site plans will be required to be submitted as part of this application.



It is anticipated that a vent cone system will be installed on each of the wells. As recently discussed with you this has been put into the project budget. The submittal process will require an onsite inspection by DOGGR personnel. Part of this inspection will be to verify that the wells are gas tight and free of leaks. Brycon has recently inspected the well heads with an Organic Vapor Analyzer. Based upon this inspection Brycon observed the wells to be gas tight. We do not expect any issues related to gas leakage.

I believe that this letter summarizes the items we discussed. If you have any questions or comments about this project do not hesitate to contact me at (949) 475-7749.

Sincerely,
Brycon, LLC


George Paspalof
Manager





DEPARTMENT OF CONSERVATION
STATE OF CALIFORNIA

July 1, 2004

DIVISION OF OIL,
GAS, & GEOTHERMAL
RESOURCES

■ ■ ■

5816 CORPORATE AVE.
SUITE 200
CYPRESS
CALIFORNIA
90630-4731

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714/816-6847

FAX
714/816-6853

INTERNET
consrv.ca.gov

■ ■ ■

ARNOLD
SCHWARZENEGGER
GOVERNOR

Mr. Steve Newberg, Planning Technician
City of Carson
701 East Carson Street
P.O. Box 6234
Carson, California 90749

Subject: Design Overlay Review No. 858-04

Dear Mr. Newberg:

The Department of Conservation's (Department) Division of Oil, Gas, and Geothermal Resources (Division) has reviewed the above referenced project. The Division supervises the drilling, maintenance, and plugging and abandonment of oil, gas, and geothermal wells in California.

The proposed project is located within the administrative boundaries of the Dominguez oil field. There are two plugged and abandoned wells within or in proximity to the project boundaries. These wells are identified on Division map 125 and records as Brea Canon Oil Co. "Callender" 122 and Union Oil Co of California "Callender" 126. The Division recommends that all wells within or in close proximity to project boundaries be accurately plotted on future project maps.

Building over or in the proximity of plugged and abandoned wells should be avoided if at all possible. If this is not possible, it may be necessary to plug or re-plug wells to current Division specifications. Also, the State Oil and Gas Supervisor is authorized to order the reabandonment of previously plugged and abandoned wells when construction over or in the proximity of wells could result in a hazard (Section 3208.1 of the Public Resources Code). If reabandonment is necessary, the cost of operations is the responsibility of the owner of the property upon which the structure will be located. Finally, if construction over an abandoned well is unavoidable an adequate gas venting system should be placed over the well.

Furthermore, if any plugged and abandoned or unrecorded wells are damaged or uncovered during excavation or grading, remedial plugging operations may be required. If such damage or discovery occurs, the Division's district office must be contacted to obtain information on the requirements for and approval to perform remedial operations.

EXHIBIT NO. 03

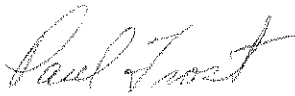


Mr. Steve Newberg, Planning Technician, City of Carson
July 1, 2004
Page 2

To ensure proper review of building projects, the Division has published an informational packet entitled, "Construction Project Site Review and Well Abandonment Procedure" that outlines the information a project developer must submit to the Division for review. Developers should contact the Division's Cypress district office for a copy of the site-review packet. The local planning department should verify that final building plans have undergone Division review prior to the start of construction.

Thank you for the opportunity to comment on the Design Overlay Review. If you have questions on our comments, or require technical assistance or information, please call me at the Cypress district office: 5816 Corporate Avenue, Suite 200, Cypress, CA 90630-4731; phone (714) 816-6847.

Sincerely,



Paul Frost
Associate Oil & Gas Engineer



RESOURCES AGENCY OF CALIFORNIA
DEPARTMENT OF CONSERVATION
DIVISION OF OIL, GAS, AND GEOTHERMAL RESOURCES

REPORT OF WELL PLUGGING AND ABANDONMENT

Cypress, California

September 16, 2005

Rey Javier, Agent
BREA CANON OIL COMPANY
23903 S. Normandie Ave
Harbor City, CA 90710


Your report of the plugging and abandonment of well "Callender" 122, A.P.I. No. 037-07092, Section 32, T. 3S, R. 13W, S.B. B & M., Dominquez Field, Los Angeles County, dated 8-10-04, received 8-26-04, has been examined in conjunction with operations witnessed and records filed in this office.

We have determined that all of the requirements of this Division have been fulfilled relative to plugging and abandonment of the well, removal of well equipment and junk, and the filing of well records.

NOTE:

1. Surface plugging completed on 4-21-04.
2. Surface inspection made and approved on 3-24-05.

Hal Bopp
State Oil and Gas Supervisor

By: 
For: R. K. Baker, Deputy Supervisor

BLANKET BOND

CC: Update
L.A. County Assessor
L.A. County Fire Prevention Bureau

Case No. DOR-1007-07

OG159 3-23-99

EXHIBIT NO. 04



RESOURCES AGENCY OF CALIFORNIA
DEPARTMENT OF CONSERVATION
DIVISION OF OIL, GAS, AND GEOTHERMAL RESOURCES

No. T 105-0288

REPORT ON OPERATIONS

Cypress, California
August 22, 2005

Rey Javier, Agent
BREA CANON OIL COMPANY
23903 S. Normandie Ave
Harbor City, CA 90710

Your operations at well "Callender" 122, A.P.I. No. 037-07092, Sec. 32, T. 3S., R. 13W, S.B. B. & M., Dominguez Field, Los Angeles County, were witnessed on 11/12/04. Mel Saw, representative of the supervisor, was present from 1510 to 1520. There was also present Rick Van Hoosier, Contractor's Representative.

Present condition of well: 11 3/4" cem 945'; 7" Id 7464', cp 1950', 6698', 6863', 6889' & 7455', perf 7444' WSO, perf @ int 6386'-6585', @ int 6725'-6805' & @ int 6903'-7343', holes 3160'-3180' (cem off); 5 1/2" cem 7442'-7840', perf 7455'-7726'. Junk below 4650'. TD 7845'. Bp 6604'. Plugged w/100 cf cem below ref @ 7409', w/cem 4650'-4207', w/73 cf cem below 3014', w/142 cf cem below 1715', w/cem 150'-9'.

The operations were performed for the purpose of witnessing the plugging operations in the process of abandonment.

DECISION: APPROVED.

NOTE: The required Class II2M blowout prevention equipment was inspected and approved on 4/16/04.

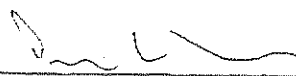
DEFICIENCIES: None.

CONTRACTOR: Oil Well Service Co.

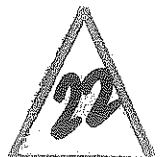
CJM:bw

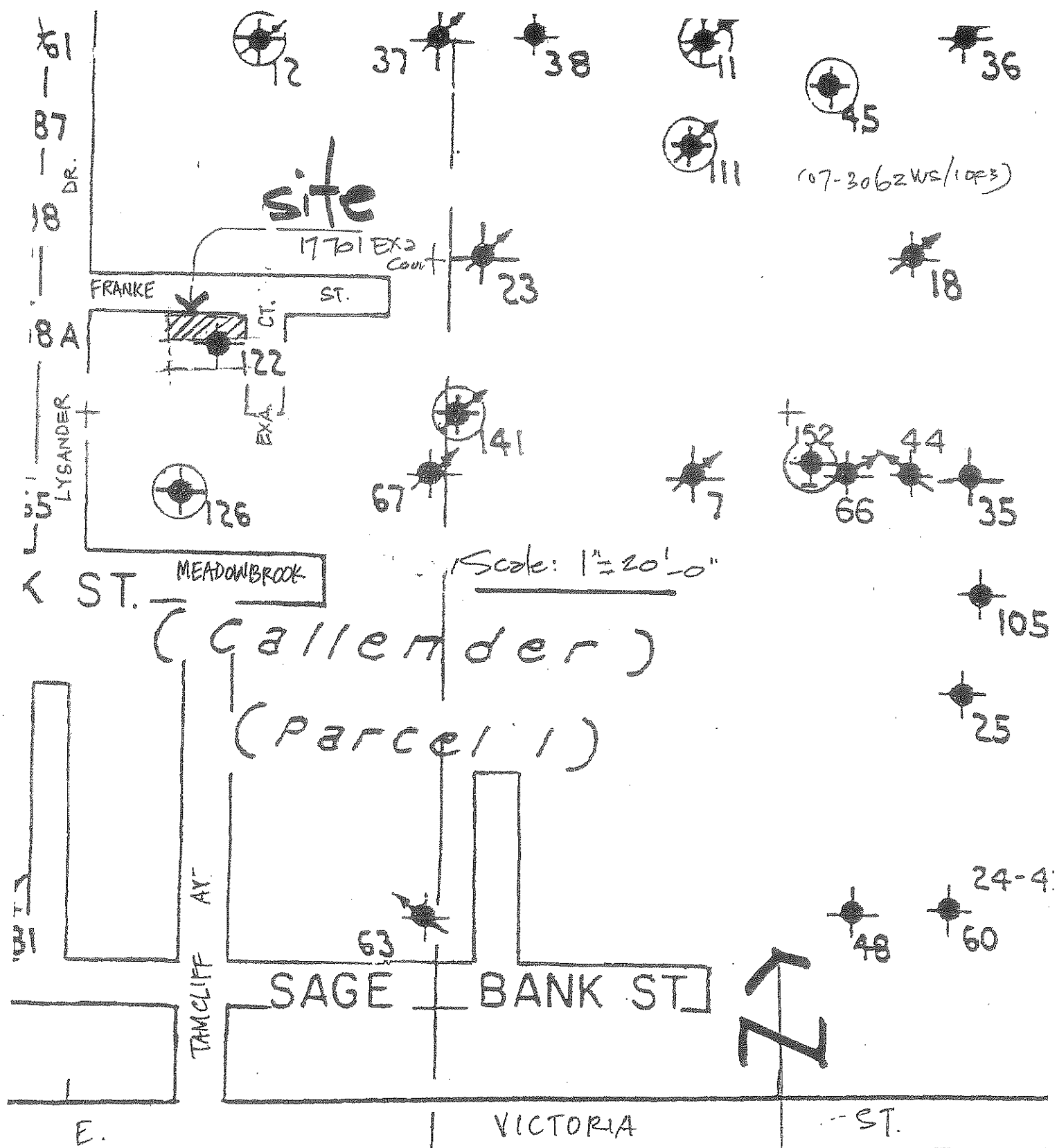
cc: Update

Hal Bopp
State Oil and Gas Supervisor

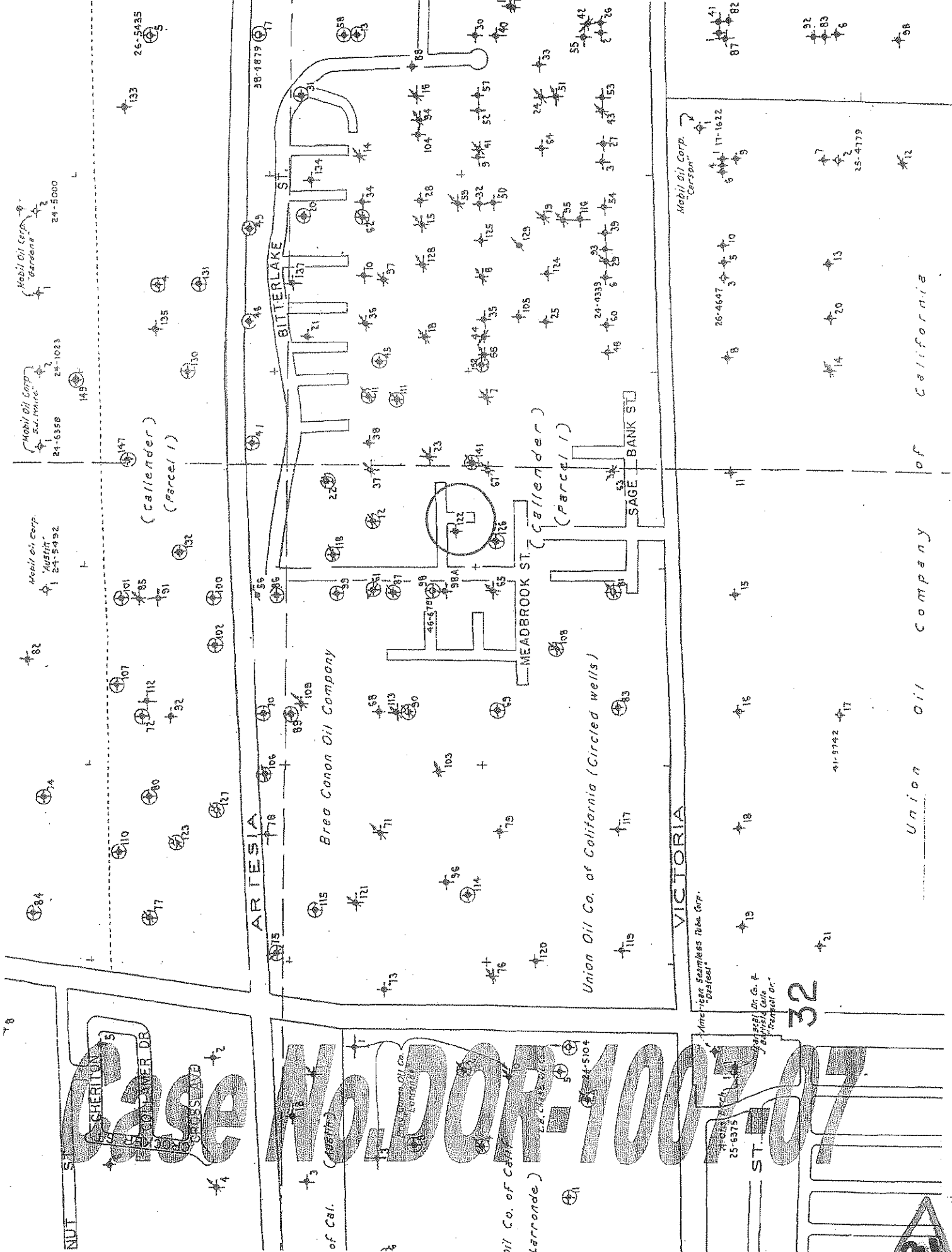
By: 
For: R. K. Baker, Deputy Supervisor

Case No. DOR-1007-07





Case No. DOR-1007-07



32

VICTORIA

Union Oil Co. of California (Circled wells)

Brea Canon Oil Company

ARTESIA

MEADBROOK ST. (Callender)

BITTERLAKE ST.

Mobil Oil Corp. Carson

Mobil Oil Corp. "Gardens"

Mobil Oil Corp. "Austin"

CHERITON
TOLAMER DR
GROSSMAN

American Seamless Tube Corp. "Petalum"

Wellsfield Co. "Wellsfield Co."

Union Oil Company of California

36-6930 West American Oil Co.
"Dominguez Estates"

STATE OF CALIFORNIA
DEPARTMENT OF CONSERVATION
DIVISION OF OIL, GAS,
AND GEOTHERMAL RESOURCES



~~NOVEMBER 19, 2005~~
Revised 12/21/2006 JCH

LEGEND

- | | | | |
|---------|--------------------------------------------------------------------------|-----------------|------------------------|
| ○ | DRILLING | ✱ | COMPLETED-GAS |
| ○ | DRILLING-IDLE | ✱ ₁₂ | GAS OPEN TO OIL ZONE |
| ○ | BURIED-IDLE | ✱ | IDLE-GAS |
| 72-7324 | PLUGGED AND ABANDONED-DRY HOLE
(showing total depth and year drilled) | ✱ | BURIED-IDLE GAS |
| ● | COMPLETED-OIL | ☼ | PLUGGED AND ABANDONED |
| ● | IDLE-OIL | ☼ | COMPLETED WATER SOURC |
| ● | BURIED IDLE-OIL | ☼ | COMPLETED WATER DISPOS |
| ● | PLUGGED AND ABANDONED-OIL | ☼ | COMPLETED WATERFLOOD |
| ● | OBSERVATION | ☼ | COMPLETED STEAMFLOOD |
| | FIELD BOUNDARY | | |
| ⊕ | Abandoned - Conductor | | |

NOTE:

WELLS WITH DIRECTIONAL SURVEYS ON FILE WITH THE DIVISION OF OIL
AND GAS ARE INDICATED WITH A SHORT LINE UNDER THE WELL SYMBOL.
* MAP IS CURRENT TO THIS DATE. SINCE THEN, UPDATES MAY HAVE OCCURRED.
CURRENT WELL STATUS SHOULD BE CONFIRMED AT THE APPROPRIATE DIVISION OF OIL

25

LOS ANGELES
COUNTY

DOMINGUEZ

25

MINUTES

**PLANNING COMMISSION
REGULAR MEETING**

**CITY COUNCIL CHAMBERS
CARSON, CALIFORNIA 90745**

July 27, 2004 – 6:30 P.M.

1. **CALL TO ORDER**

Chairperson Cottrell called the meeting to order at 6:54 P.M.
2. **PLEDGE OF ALLEGIANCE**

Commissioner Philipp led the Salute to the Flag.
3. **ROLL CALL**

Planning Commissioners Present:
Boggs, Cottrell, Hudson, Philipp, Pulido

Planning Commissioners Absent:
Embisan, Wilson (excused), Saenz (excused)

Staff Present: Planning Manager Repp, Assistant City Attorney Boga, Associate Planner Signo, Planning Technician Newberg, Recording Secretary Bothe
4. **AGENDA POSTING CERTIFICATION**

Recording Secretary Bothe indicated that all posting requirements had been met.
5. **AGENDA APPROVAL**

Commissioner Hudson moved, seconded by Commissioner Boggs, to approve the agenda as submitted. Motion carried (absent Commissioners Embisan, Wilson, Saenz).
6. **INSTRUCTIONS TO WITNESSES**

Chairperson Cottrell requested that all persons wishing to provide testimony stand for the oath, complete the general information card at the podium, and submit it to the secretary for recordation.
7. **SWEARING OF WITNESSES**

Assistant City Attorney Halbert
8. **CONSENT CALENDAR**

A) Minutes:

June 22, 2004

EXHIBIT NO. 05



9. CONTINUED PUBLIC HEARING None.

10. PUBLIC HEARING

A) Design Overlay Review No. 852-04, Variance No. 457-04

The applicant, Alfredo Gomez, is requesting the proposed construction of a new two-story, 1,666-square-foot, single-family dwelling on a 25-foot wide, 2,550-square-foot lot in the RS (Residential, Single-family) zone. The property is located at 2650 East Dominguez Street.

Staff Report:

Planning Technician Newberg presented staff report (of record).

Staff Recommendation:

- **WAIVE** further reading and **ADOPT** Resolution No. _____, entitled, "A Resolution of the Planning Commission of the City of Carson Approving Design Overlay Review No. 852-04 and Variance No. 457-04."

The public hearing was opened.

Alfredo Gomez, 4084 West 132nd Street, applicant, noted his concurrence with the conditions of approval.

There being no further input, the public hearing was closed.

Planning Commission Decision:

Commissioner Pulido moved, seconded by Commissioner Hudson, to approve the applicant's request, thus adopting Resolution No. 04-1997. Motion carried (absent Commissioners Embisan, Wilson, Saenz).

10. PUBLIC HEARING

B) Design Overlay Review No. 857-04, Design Overlay Review 858-04, and Design Overlay Review No. 859-04

The applicant, Richer LaPorte, is requesting to construct two new 2-story, 1,766-square-foot prefabricated residences on three sets of two \pm 45-foot wide, \pm 4,500-square-foot lots within the RS (Residential, Single-family) zone. The properties involved are 17911 and 17915 Mackeson Ct.; 17701 and 17705 Exa Ct.; and 17428 and 17430 Bauchard Ct.

Staff Report:

Planning Technician Newberg presented staff report (of record).



Staff Recommendation:

- **WAIVE** further reading and **ADOPT** Resolution No._____, entitled, "A Resolution of the Planning Commission of the City of Carson Approving Design Overlay Review No. 857-04";
- **WAIVE** further reading and **ADOPT** Resolution No._____, entitled, "A Resolution of the Planning Commission of the City of Carson Approving Design Overlay Review No. 858-04"; and,
- **WAIVE** further reading and **ADOPT** Resolution No._____, entitled, "A Resolution of the Planning Commission of the City of Carson Approving Design Overlay Review No. 859-04."

Commissioner Boggs questioned the adequacy of the soils sampling testing.

The public hearing was opened.

Richer LaPorte, 8201 4th Street, Suite A, Downey, representing the property owner, noted his concurrence with the conditions of approval; and clarified that the bathroom is accessible from the great room.

George Brycoff, representing Brycon, LLC, explained that the six soils samples were taken, one at each site; stated that additional hand auguring had been conducted; and stated that a whole series of soils reports will need to be conducted prior to occupancy. Addressing Commissioner Boggs' concerns with limited soils samples, he explained that further soils testing will be performed as the project moves forward; and advised that the end result will meet the standards set by the controlling environmental agency.

There being no further input, the public hearing was closed.

Planning Commission Decision:

Commissioner Hudson moved, seconded by Commissioner Pulido, to approve the applicant's request, thus adopting Resolution Nos. 04-1998, 04-1999, and 04-2000. The following modifications were made to the Conditions of Approval:

- Triangle Page 13, add Condition No. 10, Landscaping shall be provided in the front yard to the satisfaction of the Planning Division.
- Triangle Page 19, add Condition No. 10, Landscaping shall be provided in the front yard to the satisfaction of the Planning Division.
- Triangle Page 25, add Condition No. 10, Landscaping shall be provided in the front yard to the satisfaction of the Planning Division.

Motion carried (absent Commissioners Embisan, Wilson, Saenz).



MINUTES

CITY OF CARSON PLANNING COMMISSION ADJOURNED REGULAR MEETING COUNCIL CHAMBERS, CARSON CITY HALL, 2ND FLOOR

CARSON, CALIFORNIA 90745

MONDAY, September 17, 2007 – 6:30 P.M.

1. **CALL TO ORDER**
Vice-Chair Hudson called the meeting to order at 6:35 P.M.
2. **PLEDGE OF ALLEGIANCE**
The Salute to the Flag was led by Commissioner Verrett.
3. **ROLL CALL**
Planning Commissioners Present: Cannon, Graber, Hudson, Saenz, Verrett
Planning Commissioners Absent: Faletogo (excused)
Planning Staff Present: Senior Planner Signo, Assistant City Attorney Galante, Associate Planner Newberg, Associate Planner Gonzalez, Recording Secretary Bothe
4. **AGENDA POSTING CERTIFICATION**
Recording Secretary Bothe indicated that all posting requirements had been met.
5. **AGENDA APPROVAL**
Commissioner Cannon moved, seconded by Commissioner Saenz, to approve the Agenda as submitted. Motion carried (absent Chairman Faletogo).
6. **INSTRUCTIONS TO WITNESSES**
Vice-Chair Hudson requested that all persons wishing to provide testimony stand for the oath, complete the general information card at the podium, and submit it to the secretary for recordation.
7. **SWEARING OF WITNESSES**
Assistant City Attorney Galante
8. **ORAL COMMUNICATIONS**
For items **NOT** on the agenda. Speakers are limited to three minutes. None.

Vice-Chair Hudson opened the public hearing.

Jose Correa, applicant, noted his concurrence with the conditions of approval; and stated the accessory building will most likely be used for storage.

Vice-Chair Hudson closed the public hearing

Planning Commission Decision:

Commissioner Graber moved, seconded by Commissioner Saenz, to concur with staff recommendation, thus adopting Resolution No. 07-2163. Motion carried (absent Chairman Faletogo).

11. PUBLIC HEARING

D) Design Overlay Review No. 1007-07, Design Overlay Review No. 1008-07; and Design Overlay Review No. 1009-07

Applicant's Request:

The applicant, E.B.E. Associates, is requesting to construct a new 2-story single-family home on 3 sets of side-by-side less than 50-foot wide lots within the RS (Residential, Single-Family) zone. A total of 7 houses are proposed – one on each lot, averaging 2,100 square feet. The subject properties are 17701 and 17707 Exa Court; 17911 and 17915 Mackeson Court; 17415, 17419, and 17423 Wellfleet Avenue.

Staff Report and Recommendation:

Associate Planner Newberg presented staff report and the recommendation to APPROVE the Categorical Exemption; APPROVE Design Overlay Review Nos. 1007-07, 1008-07, and 1009-07; WAIVE further reading and ADOPT Resolution No._____, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1007-07 for the construction of two 2-Story, single-family homes on two adjacent, less than 50-foot wide lots located at 17701 and 17707 Exa Court"; ADOPT Resolution No._____, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1008-07 for the construction of two 2-Story, single-family homes on two adjacent, less than 50-foot wide lots located at 17911 and 17915 Mackeson Court"; and, ADOPT Resolution No._____, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1009-07 for the construction of three 2-Story, single-family homes on three adjacent, less than 50-foot wide lots located at 17415, 17419, and 17423 Wellfleet Avenue."

Vice-Chair Hudson opened the public hearing.

Bradley, representing the applicant, noted his concurrence with the conditions of approval, but asked that board-on-board wooden fences be permitted between the properties instead of concrete block; and stated he would build the block walls around the perimeter.

Staff indicated that would be acceptable.

Vice-Chair Hudson closed the public hearing.



Planning Commission Decision:

Commissioner Saenz moved, seconded by Commissioner Cannon, to concur with staff recommendation, thus adopting Resolution Nos. 07-2164, 07-2165, and 07-2166. Motion carried (absent Chairman Faletogo).

11. PUBLIC HEARING

E) Conditional Use Permit No. 643-06

Applicant's Request:

The applicant, Antonio Ceja, is requesting to approve an existing legal, non-conforming second dwelling located within the RS (Residential, Single-Family) zoned district. The property is located at 21221 and 21221 ½ Shearer Avenue.

Staff Report and Recommendation:

Associate Planner Gonzalez presented staff report and the recommendation to APPROVE the Categorical Exemption; APPROVE Conditional Use Permit No. 643-06, subject to the conditions of approval attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. _____, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 643-06 for an existing legal, non-conforming second dwelling located at 21221 and 21221 ½ Shearer Avenue."

Vice-Chair Hudson opened the public hearing.

Edgar Oleja, representing the applicant, noted his concurrence with the conditions of approval.

Hazel Robert, resident, requested, and received, clarification on what the applicant is proposing.

Vice-Chair Hudson closed the public hearing.

Planning Commission Decision:

Commissioner Cannon moved, seconded by Commissioner Verrett, to concur with staff recommendation, thus adopting Resolution No. 07-2167. Motion carried (absent Chairman Faletogo).

11. PUBLIC HEARING

F) Conditional Use Permit No. 667-07

Applicant's Request:

The applicant, Alfred Design, is requesting to approve a 2-story addition to an existing single-family dwelling located within the RS (Residential, Single-Family) zoned district. The property is located at 21620 Vera Street.





DEPARTMENT OF CONSERVATION

Managing California's Working Lands

DIVISION OF OIL, GAS, & GEOTHERMAL RESOURCES

5816 Corporate Avenue • Suite 200 • CYPRESS, CALIFORNIA, 90630-4731

PHONE 714/816-6847 • FAX 714/816-6853 • WEBSITE conservation.ca.gov

2012 FEB -6 AM 8:54

ENGINEERING SERVICES
CITY OF CARSON

January 27, 2012

Ms. Mckina Alexander, Planning Technician
701 E. Carson Street
P.O. Box 6234
Carson, CA 90749

Applicant: Mckina Alexander, City of Carson
Project Name: DOR 1443-11 & 1444-11 (APNs: 7319-019-011, -012)
Project Address: 17701 & 17707 Exa Court, Carson, CA 90746
Division Reference Number: **CR-12-001**

Dear Ms. Alexander:

The Department of Conservation's Division of Oil, Gas, & Geothermal Resources has received and reviewed the above referenced project application and submits the following recommendations.

The project is located in the Dominguez oil field. Our records indicate that there is one (1) abandoned oil well located within property address of 17707 Exa Court (APN: 7319-019-011). The well is not abandoned to the Division's current plugging and abandonment requirements. See the enclosed Well Review Letter for well information details.

If during construction, any abandoned or unrecorded wells are uncovered, the developer shall contact the District office immediately. An amended site plan shall be submitted for review. The District office will send a follow-up letter to the local jurisdiction. Remedial plugging and reabandonment operations may be required.

Division policy requires that soil contaminated by hydrocarbons shall be remediated or disposed of in accordance with local, state, or federal laws. If any oil saturated soil or seepage is detected during construction, please contact us immediately.

Should you have any questions, please contact me at (714) 816-6847. Your cooperation is appreciated.

Sincerely,

Weiru Chen
Well Review Engineer
CR-12-001 Enclosures

M. Ali Khan
Permitting & Operations Supervisor

The Department of Conservation's mission is to balance today's needs with tomorrow's challenges and foster intelligent, sustainable, and efficient use of California's energy, land, and mineral resources.

EXHIBIT NO. 0.7





DEPARTMENT OF CONSERVATION

Managing California's Working Lands

Division of Oil, Gas, & Geothermal Resources

5816 CORPORATE AVENUE • SUITE 200 • CYPRESS, CALIFORNIA 90630-4731

PHONE 714 / 816-6847 • FAX 714 / 816-6853 • WEB SITE conservation.ca.gov

WELL STATUS REVIEW LETTER

January 27, 2012

Real Property Owner: City of Carson

County Assessor's Parcel Number: 7319-019-011 and 7319-019-012

Local Agency with Jurisdiction over Parcel: City of Carson

Developer (if any): N/A

Development Project Title: Design Overlay Review (DOR) 1443-11 & 1444-11

Real Property Address: 17701 & 17707 Exa Court
Carson, CA 90746

Well Review Program Name and Number: CR-12-001

To whom it may concern:

The Division of Oil, Gas, and Geothermal Resources (Division) possesses records regarding oil and gas wells drilled and operated in the State of California. (Cal. Public Res. Code, §§ 3215, 3126.) The Division also employs petroleum engineers and other professionals familiar with issues regarding the drilling, operation, maintenance, and abandonment of wells. Based on the Division's records and expertise, the Division has undertaken review of the well(s) referenced below at the request of a party either having jurisdiction over the use of the parcel referenced above, or a party having control over, or an interest in, the use of the parcel. This request is considered by the Division as voluntary participation in the Division's Well Review Program. The Division provides the information below to facilitate local permitting agencies' exercise of local land use authority regarding use of land where oil and gas wells are situated. In contrast, the Division does not possess local land use decision authority, but alternatively has authority for permitting any necessary work on any well in the State. (Cal. Public Res. Code, §§ 3106 and 3203.)

The Division of Oil, Gas, and Geothermal Resources (Division) has conducted a record review of the known well(s) located on the above-referenced parcel(s). The record review process consists of determining the possible location, last known operator, and abandonment status of any known well on the property by examining records previously submitted to the Division, and then comparing the abandonment status with current

The Department of Conservation's mission is to balance today's needs with tomorrow's challenges and foster intelligent, sustainable, and efficient use of California's energy, land, and mineral resources.



abandonment standards. The on-site evaluation process consists of (1) verifying the wells have competent surface plug, and (2) verifying the wells are not leaking any fluids or gas.

In general, a well may be considered adequately abandoned when both the record review process and the on-site evaluation process reflect that steps have been taken to isolate all oil-bearing or gas-bearing strata encountered in the well, and to protect underground or surface water suitable for irrigation or farm or domestic purposes from the infiltration or addition of any detrimental substance, and to prevent damage to life, health, property, and other resources. (Cal. Public Res. Code, § 3208.) The following is a summary of the current status of all known wells located on the above development site property:

Well	Status
Brea Canon Oil Co. "Callender" 122 API#: 037-07092	<p>The record review process shows that the subject well is not abandoned to current plugging standards as of January 27, 2012. No evaluation has been completed to check if the well has a competent surface plug and not leaking fluids or gas.</p> <p>Based on well records:</p> <ol style="list-style-type: none">1. No oil & gas zonal isolation plug(s) are present.2. No upper-hydrocarbon zone isolation plug is present.

Total number of wells: 1

The local permitting agency, property owner, and/or developer should be aware of, and fully understand, that significant and potentially dangerous issues may be associated with development near oil and gas wells. These issues are non-exhaustively identified in the following comments, and are provided by the Division for consideration by the local permitting agency, in conjunction with the property owner and/or developer, on a parcel-by-parcel or well-by-well basis. **As stated above, the Division provides the above well review status information solely to facilitate decisions made by the local permitting agency regarding potential development near oil or gas wells.**

1. It is recommended that access to any well located on the property be maintained in the event abandonment or re-abandonment of the well becomes necessary in the future. Impeding access to a well could result in the need to remove any structure or obstacle that prevents or impedes access. This includes, but is not limited to, buildings, housing, fencing, landscaping, trees, pools, patios, sidewalks, and decking.



2. Nothing guarantees that wells abandoned to current standards will not start leaking oil, gas, and/or water in the future. It always remains a possibility that any well may start to leak oil, gas, and/or water after abandonment, no matter how thoroughly the well was plugged and abandoned. The Division acknowledges wells that are presently abandoned to current standards have a lower probability of leaking oil, gas, and/or water in the future, but makes no guarantees as to the adequacy of the abandonment or the potential need for future re-abandonment.
3. Based on comments 1 and 2 above, the Division makes the following general recommendations:

- a. Maintain physical access to all oil and gas wells.
- b. Ensure that the abandonment of all oil and gas wells is to current standards.

If the local permitting agency, property owner, and/or developer chooses not to follow recommendation "b" for each well located on the development site property, the Division believes that the importance of following recommendation "a" for each well located on the subject property increases. If recommendation "a" cannot be followed for each well located on the subject property, then the Division advises the local permitting agency, property owner, and/or developer to consider any and all alternatives to proposed construction or development on the site (see comment 4 below).

4. Sections 3208 and 3255(a)(3) of the Public Resources Code give the Division the authority to order the re-abandonment of any well that is hazardous, or that poses a danger to life, health, or natural resources. Responsibility for re-abandonment costs for any well may be affected by the choices made by the local permitting agency, property owner, and/or developer in considering the general recommendations set forth in this letter. (Cal. Public Res. Code, § 3208.1.)
5. Maintaining sufficient access to an oil or gas well may be generally described as (1) maintaining "rig access" to the well, and (2) not building over, or in "close proximity" to the well.
 - 1) "Rig access" would allow an oil rig and associated necessary equipment to reach the well via a public street, solely over the parcel on which the well is located. An abandonment rig, and any necessary equipment, should be able to pass unimpeded along and over the route.
 - 2) "Close proximity" to a well should be generally consistent with the distances and relationships shown on Exhibit A attached hereto.
6. The Division recommends that a local permitting agency consider the use of surface mitigation measures as a condition for project approval, if and when appropriate. Examples of surface mitigation measures include venting systems for wells, venting



systems for parking lots, patios, and other hardscape, methane barriers for building foundations, methane detection systems, and collection cellars for well fluids. The Division does not regulate the design, installation, operation, or adequacy of such measures. The Division recommends that such surface mitigation measures are designed, installed, and operated by qualified engineers. The permitting of surface mitigation measures falls under the jurisdiction of the local permitting agency.

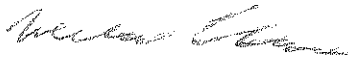
7. If during the course of development of a parcel any unknown wells are discovered, the Division may be notified immediately so that the newly discovered well(s) can be incorporated into the Well Review processes.
8. The Division recommends that any soil containing significant amounts of hydrocarbons to be disposed of in accordance with local, state, and federal laws. Please notify the appropriate authorities if soil containing significant amounts of hydrocarbons is discovered during development.
9. The Division recommends that the information contained in this Well Status Review Letter, and any pertinent information obtained after the issuance of this letter, be communicated to the appropriate county recorder for inclusion in the title information of the subject real property. This is to ensure that present and future property owners are aware of (1) the wells located on the property, and (2) potentially significant issues associated with any improvements near oil or gas wells.

No well work may be performed on any oil or gas well without written approval from the Division in the form of an appropriate permit. This includes, but is not limited to, mitigating leaking fluids or gas from abandoned wells, modifications to well casings, and/or any other re-abandonment work. (NOTE: the Division regulates the depth of any well below final grade (depth below the surface of the ground). Title 14, Section 1723.5 of the California Code of Regulations states that all well casings shall be cut off at least 5 feet but no more than 10 feet below grade. If any well needs to be lowered or raised (i.e. casing cut down or casing riser added) to meet this grade regulation, a permit from the Division is required before work can start.)

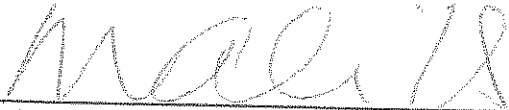


To reiterate, the local permitting agency, property owner, and/or developer should be aware of, and fully understand, that the above comments are made by the Division with the intent to encourage full consideration of significant and potentially dangerous issues associated with development near oil or gas wells.

This Well Review Project has been reviewed as January 27, 2012.



Weiru Chen
Well Review Engineer

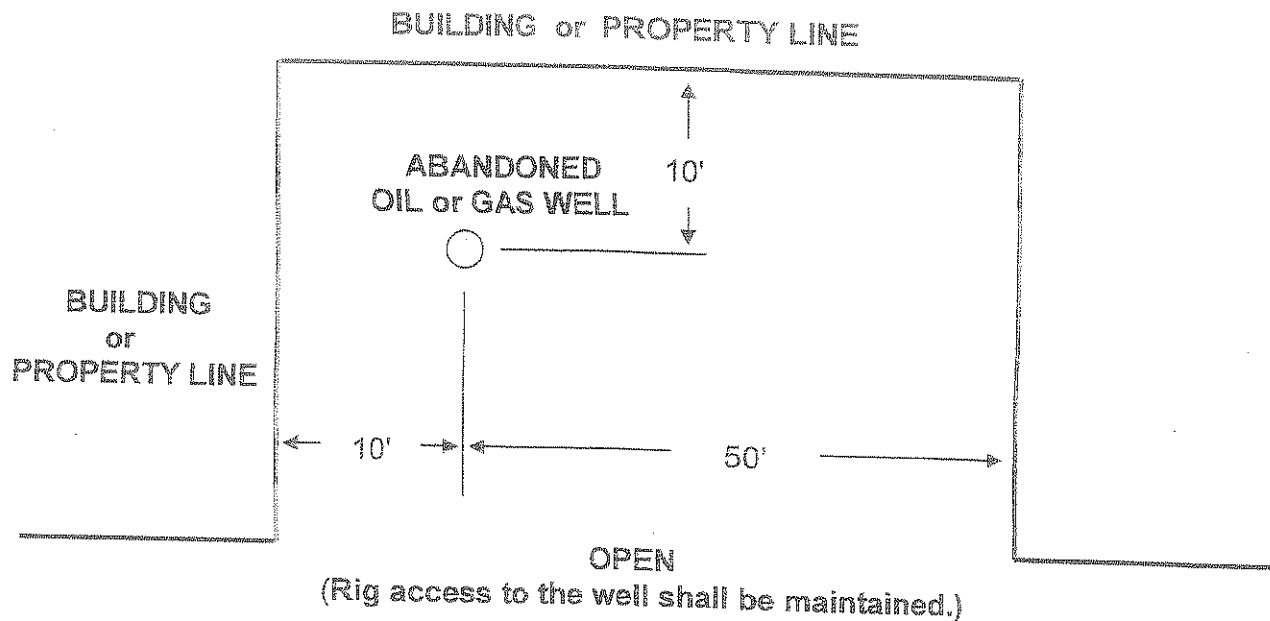


M. Ali Khan
Permitting & Operations Supervisor



EXHIBIT A

"Close proximity" to a well may be generally described as being within ten feet from the property line and/or any structure to the well. The distance may be measured from the center of the well extending out to the side of the property line and/or structure. To be considered not in close proximity to a well, two adjacent sides should be free of structures or property lines for no less than ten feet, with the third side free for no less than 50 feet to allow room for equipment required for re-abandonment operations. The fourth side should remain open to the well for vehicle and/or rig access to the well (see figure below).



McKina Alexander

From: Sancho, Randall <RASANCHO@dpw.lacounty.gov>
Sent: Tuesday, May 21, 2013 10:24 AM
To: McKina Alexander
Subject: 17701 and 17707 Exa Ct

McKina,

As discussed, the following is a list of project conditions.

- Maintain physical access to well per the requirements shown in Exhibit A of the Well Status Review Letter dated January 27, 2012 prepared by the Division of Oil, Gas, and Geothermal Resources (DOGGR).
- Perform leak test for each well to establish that no leaks exist. If leak is detected, contact DOGGR for abandonment and clearance. After abandonment, retest for leaks.
- Proposed buildings must maintain proper setbacks per applicable building and fire codes. In addition to other agency approvals, Fire Department approval of site plan is required.
- Installation of vent cone to the satisfaction of Building and Safety / Fire Department is required prior to building permit issuance.
- Proposed building must include the installation of a methane barrier and venting system under the building foundation.
- Project must comply with the requirements indicated in DOGGR's Well Status Review Letter. Recordation of Well Status Review Letter at County Recorder is required.

Thank you,

Randall Sancho, PE
Building & Safety, Carson District Office
(310) 952-1766

From: Sancho, Randall
Sent: Thursday, May 16, 2013 8:02 AM
To: rmanuel@mindspring.com
Subject: RE: Oil well data

Good Morning Rich,

The following outlines the requirements for development within 200 feet of a well:

Prior to Site Plan Approval

- Provide engineered site plan showing proposed development in relation to existing well. Maintain physical access to well per DOGGR's Well Status Review Letter, Exhibit A.
- Perform leak test for each well to establish that no leaks exist. If leak is detected, contact DOGGR for abandonment and clearance. After abandonment, retest for leaks.
- Proposed buildings must maintain proper setbacks per applicable building and fire codes. In addition to other agency approvals, Fire Department approval of site plan is required.

Prior to Building Permit Issuance

- Install well vent cone to the satisfaction of Building and Safety / Fire Department.
- Approved building plans must include the installation of a methane barrier and venting system under the building foundation.

Let me know if you have any questions,





COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

DATE: October 9, 2013

ATTENTION: PLANNING SECTION

CITY: Carson

SUBJECT: DOR No. 1443-11

LOCATION: 17701 Exa Court

- ☐ The Fire Department has no additional requirements for this permit.
- ☒ The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. _____ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. for a duration of two hours. If more than one on-site fire hydrant is required, the on-site hydrant shall be at least _____ gallons per minute at 20 psi, flowing from two hydrants simultaneously, one of which must be the furthest from the public water source.
- ☒ Public fire hydrant(s): _____ Install _____ Upgrade _____ Verify (flow test) 1 existing public fire hydrant(s).
Private on-site fire hydrant(s): Install _____ Upgrade _____ Verify (flow test) _____ existing private on-site fire hydrants.
- All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Water: Per Golden State Water Company, the Fire Flow Availability form dated September 25, 2013, indicates adequate fire hydrant spacing and flow requirements for existing fire hydrants. Additional fire hydrants may be required for this project.
- ☒ Access: Access is adequate as shown on the site plan dated 12/20/2011 (city stamp date)
- ☐ Special Requirements: _____
- ☒ Comments: This project is cleared for public hearing.

Fire Protection facilities; including access, must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office @ (323) 890-4243.

Inspector: Nancy Rodeheffer 





COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

DATE: October 9, 2013

ATTENTION: PLANNING SECTION

CITY: Carson

SUBJECT: DOR No. 1444-11

LOCATION: 17707 Exa Court

- ☐ The Fire Department has no additional requirements for this permit.
- ☒ The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. _____ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
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Inspector: Nancy Rodeheffer



MEARNS CONSULTING LLC

ENVIRONMENTAL CONSULTANTS

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FAX 310.396.6676

EMAIL: MEARNS@MEARNSCONSULTING.COM

WWW.MEARNSCONSULTING.COM

June 7, 2013

via email and US Mail

Mr. Bill Handley
Designer Properties Inc.
18723 Erwin Street
Tarzana, California 91335

RE: Methane Gas Leak Test Brea Canon Oil Company "Callender" 122
17701 Exs Court, Carson, California 90746

Dear Mr. Handley:

I am pleased to present this Methane Gas Leak Test Report on the previously abandoned oil well, operated by Brea Canon Oil Company, "Callender" 122, A.P.I. No. 037-07092, Section 32, Township 3S, Range 13West, S.B. B&M., Dominguez Field, Los Angeles County.

The required leak test of the surface plug was performed on June 7, 2013 in the presence of B. Hanley. The methane gas leak test consisted of testing the interior and exterior of the exposed 11-inch casing for methane using a GMI Series GT43 methane detection meter (serial number 613243) calibrated on April 30, 2013 (Certificate of Calibration is attached) pursuant to the *DOGGR Construction-Site Review Program, Conducting Gas Tests on Wells* guidelines.

The surface plug was found not to be leaking on June 7, 2013.

The competency of the surface plug was tested as development is proposed at this currently vacant property address.

Sincerely,



Susan L. Mearns, Ph.D.

Attachments: Certificate of Calibration
Photograph of well casing

From: Robert + Computer

EXHIBIT NO. 10



Certificate of Calibration

The described test equipment has been calibrated and is traceable to the National Institute of Standards and Technology. The indicated work has been performed and the data obtained using traceable test equipment. This certificate may not be reproduced without written approval from LIFECON, Inc.

CUSTOMER:

UNIT MODEL:

REPAIR #:

DATE:

UNIT SERIAL #:

CUSTOMER #:

SENSOR	SENSOR DATE CODE	SENSOR EXP. DATE	ALARM LEVEL	READING BEFORE CAL	WITH GAS	CAL DATE	READING AFTER CAL	WITH GAS
OXYGEN				WITHOUT GAS			WITHOUT GAS	
(O2)	049	5-14	H 23.5	20.8 %	11.6 %	4-30-13	20.9 %	12 %
COMBUST.								
(% LEL)	1-12	1-14	H 10.1	0 %	4.4 %		0 %	5.0 %
TOXIC								
(CO)	119	119	H 25.1	0 PPM	4.8 PPM		0 PPM	5.0 PPM
TOXIC								
(H2S)			H 10.1	0 PPM	2.5 PPM		0 PPM	9.5 PPM
CH4 PPM			H 10.1	0 PPM	6.8 PPM		0 PPM	5.0 PPM
CH4 % Vol			H 11.4	0 %	5.0 %		0 %	3.0 %
CALIBRATION GAS								
MFG			LOT #	VALUE				
NITROGEN (N2)	1123	2CE.101-1		12 %				
METHANE (CH4)				5.0 %				
CARBON MONOXIDE (CO)				5.0 PPM				
HYDROGEN SULFIDE (H2S)				2.5 PPM				
CH4 PPM				12.5 PPM				
CH4 % Vol				16.307 %				

NEXT CALIBRATION DUE ON:

7-30-13

This is to certify this gas detector has passed the QA Test. Certification is void if the manufacturer's instructions for use, care and maintenance are not followed. Alterations or misuse will also void all certification and warranty.

CALIBRATION & TEST BY:

S. Teague



5081 Argosy Ave
Huntington Beach, CA 92649
800-824-5178

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