



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: July 22, 2014
SUBJECT: Design Overlay Review No. 1537-14
APPLICANT: Tumbleweed Educational Enterprises
10877 Wilshire Boulevard, Suite 1103
Los Angeles, CA 90024
REQUEST: Approval of a school bus storage facility with 67
bus parking spaces and a 7,986-square-foot office
PROPERTY INVOLVED: 16100 S. Avalon Boulevard

COMMISSION ACTION

COMMISSIONERS' VOTE

<u>AYE</u>	<u>NO</u>		<u>AYE</u>	<u>NO</u>	
		Chairman Faletogo			Gordon
		Vice-Chair Verrett			Piñon
		Brimmer			Saenz
		Diaz			Schaefer
		Goolsby			

Item No. 12-A

I. Introduction

Requests

Design Overlay Review No. 1537-14 for a school bus storage facility including construction of a 7,986-square-foot office building, 67 bus parking spaces, and various site improvements including fencing, paving, and landscaping

Property Owner and Applicant

Tumbleweed Educational Enterprises
10877 Wilshire Blvd., Suite 1103
Los Angeles, CA 90024

Project Address

16100 S. Avalon Boulevard, Carson, CA

Project Description

The applicant requests the approval of a design overlay review for a school bus storage facility that includes construction of a 7,986-square-foot office building , 67 bus parking spaces, and various site improvements on a two-acre site located in the ML-D (Manufacturing Light, Design Overlay Review) zoning district. Two existing aluminum steel buildings totaling 4,600-square-feet from former tenant will be demolished.

II. Background

Use of Property

The property consists of vacant land with two steel buildings previously used by Schulberg Auto Wreckers and Aaron Auto Parts that operated on the site from 1962 to 1992.

Previous Discretionary Permits

On January 22, 2008, the Planning Commission approved Zone Change Case No. 157-07 "H" changing the zone from MH-D (Manufacturing, Heavy – Design Overlay) to ML-D (Manufacturing, Light – Design Overlay) to be consistent with the Carson General Plan land use designation of Light Industrial for the subject site.

Public Safety Issues

The Public Safety Department has no record of any code enforcement violations on the subject property.

III. Analysis

Location/Site Characteristics/Existing Development

The two-acre subject property is located at 16100 S. Avalon Boulevard. The site consists of two steel buildings totaling 4,600 square feet that will be demolished with approval of this project. The remainder of the site is vacant with no hazardous wastes stored on the property.

Light industrial uses surround the subject property. Surrounding zoning includes ML-D (Manufacturing, Light – Design Overlay). To the north is E. Alondra Boulevard and unincorporated land within Los Angeles County.

The Los Angeles County Fire Department inspected the site in 2013 and evaluated a report prepared by Athanor Environmental Services Inc. entitled “Exploratory Excavation and Site Remediation, Septic Tank Investigation, Hydraulic Lift Removal” dated November 1, 2013 and found that site contamination from previous auto wreckers use has been satisfactorily mitigated for the proposed industrial/commercial use and no further action is required. However, the attached LA County Fire Department letter identifies that there remains pockets of lead contaminated soil on site and that soil removed from the site may be hazardous and must be disposed of at an approved disposal facility. A condition of approval will be placed to assure compliance with State regulations concerning disposal of soils that may be contaminated with hazardous materials.

The proposed bus storage facility will have a 7,986-square-foot two-story office building with a 4,544-square-foot ground floor including a training room, dispatch office, offices, restrooms, storage, and maintenance shop area with two bus bays with an adjoining 900-square-foot covered bus parking area. The second floor will be 3,352-square-feet consisting of a 345-square-foot break room and 2,575 square feet of storage area. The total proposed office space is approximately 2,463 square feet. The building will be a concrete tilt-up with four score split concrete masonry with pearl and gray paint color. The site plan includes 67 bus stalls with eight (8) 25-foot-long bus stalls, twenty-six (26) 30-foot-long bus stalls and thirty-three (33) 40-foot-long bus stalls, with each stall approximately 12 feet in width. The proposed office use requires approximately 8 stalls per the Carson Municipal Code (CMC) and exceeds the requirement with 14 parking spaces.

The proposed school bus storage facility provides service to several school districts as identified in the attached statement of operations. The hours of operation will be from 4:00 a.m. to 9:00 p.m. Monday to Friday. There are no residential uses within 500 feet of the proposed bus storage operation and no hazardous materials will be stored on site. Furthermore, the proposed site will have a 24-hour security guard present and the office building will have a burglar alarm installed.

The City’s Traffic Engineer reviewed the proposed interior bus parking and street access areas and deemed them as adequate and in compliance with the CMC. There are no adverse impacts expected from this project that would adversely affect residential or commercial areas. Bus trips to and from the site will use adjoining arterial streets to access the 91, 110 and 405 freeways. Bus drivers will be informed to avoid Carson residential areas when transporting children to and from school.

The applicant/owner will provide a landscape plan prepared by a licensed landscape architect as per the CMC requirements. The conceptual landscape plan shows over 20 feet of landscape setbacks at the S. Avalon/E. Alondra Boulevards corner, on the easterly end of the property and along S. Avalon Boulevard. Ten-foot landscape setback areas are also proposed along S. Avalon and E. Alondra Boulevards. An existing eight (8') foot high masonry wall surrounds the subject site. However, a portion of the wall will be removed along S. Avalon Boulevard and replaced with an eight (8') foot high wrought iron fence. The owner/applicant will provide new asphalt in compliance with CMC Section 9162.0 which requires that the minimum thickness of the paving and base to be determined by an on-site pavement study completed by a licensed soils engineer approved by the Public Works Director.

Zoning/General Plan Designation

The subject property is zoned ML-D (Manufacturing, Light – Design Overlay). The surrounding properties to the east, south and west share the same zoning designation. The property to the north is within Los Angeles County. The subject property has a General Plan Land Use designation of Light Industrial.

Applicable Zoning Ordinance Regulations

The proposed DOR is subject to the approval of a development plan in accordance with the Site Plan and Design Review (DOR) procedures as provided in Section 9172.23.

Required Findings: Site Plan and Design Review

Pursuant to Section 9172.23, Site Plan and Design Review, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

1. Compatibility with the General Plan, any specific plans for the area, and surrounding uses.
2. 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.
3. Convenience and safety of circulation for pedestrians and vehicles.
4. Attractiveness, effectiveness and restraint in signing, graphics and color.
5. Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.

The required findings pursuant to Section 9172.23 (D), "Site Plan and Design Review, Approval Authority and Findings and Decision", can be made in the affirmative. Details can be found in the attached Resolution.

IV. Environmental Review

Pursuant to Section 15332, In-Fill Development Projects, of the California Environmental Quality Act (CEQA) Guidelines the proposed project is categorically exempt and there is no substantial evidence that the project may have a significant effect on the environment.

V. Recommendation


That the Planning Commission:

- **WAIVE** further reading and **ADOPT** the resolution approving Design Overlay Review No. 1537-14 to permit a bus storage and office use located at 16100 S. Avalon Boulevard.

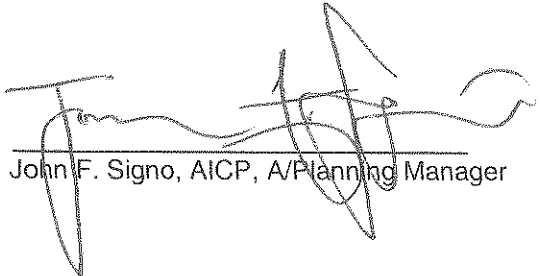
VI. Exhibits

1. Draft Resolution and "Exhibit A" (Legal Description)
2. Development Plans
3. Statement of Operations
4. Letter from Los Angeles County Fire Department dated 11-4-2013

Prepared by: _____


Zak Gonzalez II, Associate Planner

Reviewed by: _____


John F. Signo, AICP, A/Planning Manager

CITY OF CARSON
PLANNING COMMISSION

RESOLUTION NO. 14-

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF CARSON APPROVING DESIGN OVERLAY
REVIEW NO. 1537-14 TO PERMIT A BUS STORAGE AND
OFFICE USE LOCATED AT 16100 S. AVALON
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 Tumbleweed Educational Enterprises with respect to real property located at 16100 S. Avalon Boulevard and described in Exhibit "A" attached hereto requesting approval of Design Overlay Review No. 1537-14 to operate a school bus storage facility including construction of a 7,986-square-foot office building, 67 school bus parking spaces, and various fence, pavement, and landscape improvements on an approximately two-acre site zoned ML-D (Manufacturing, Light – Design Overlay).

Section 2. A public hearing was duly held on July 22, 2014, at Carson City Hall, Helen Kawagoe Council Chambers, 701 East Carson Street, Carson, California. A notice of the time, place, and purpose of the aforesaid meeting was duly given. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at said hearing.

Section 3. The Planning Commission finds that:

- a) The proposed Light Industrial land use designation for the project site is compatible with the surrounding area, including the light industrial uses to the east, south and west. Properties to the north across Alondra Boulevard and located in unincorporated Los Angeles County and are used for similar light industrial uses.
- b) The proposed project is consistent with the General Plan goals and policies for light industrial use. The existing street system and proximity to the 91, 110 and 405 Freeways have adequate capacity to handle traffic levels from the proposed school bus storage yard use.
- c) The proposed development plans comply with the Carson Municipal Code requirements ensuring that the project is well designed and aesthetically pleasing to the surrounding physical environment.
- d) In approving Design Overlay Review No. 1537-14, the Planning Commission finds in compliance to CMC Section 9182.29 (Continuation of Legal Nonconforming Walls Located within and Industrial Zone) in that:

EXHIBIT NO. 01



1. The existing wall is in good condition and well maintained;
 2. The wall is constructed of brick, stone or concrete block and determined to coordinate with the building to which it is associated and compatible with the existing or anticipated character of the area;
 3. The wall is three and one-half (3-1/2) feet or higher;
 4. The length of the existing wall is one hundred (100) feet or greater;
 5. Physical conditions of the site or the operation conducted at the site make it difficult to meet the setback requirements; and
 6. A landscape plan has been provided.
- e) The required findings pursuant to Section 9172.23 (D), "Site Plan and Design Review", Approval Authority and Findings and Decision", can be made in the affirmative.

Section 4. Pursuant to Section 15332, "In-Fill Development Projects", of the California Environmental Quality Act (CEQA) Guidelines, the Planning Commission finds that the project is categorical exempt and no substantial evidence exists that the project may have a significant effect on the environment.

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Design Overlay Review No. 1537-14 to permit the operation of a school bus storage facility including construction of a 7,986-square-foot office building, 67 bus parking spaces, and related site improvements for the property described in Exhibit "A".

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

PASSED, APPROVED AND ADOPTED THIS 22ND DAY OF JULY, 2014.

CHAIRMAN

ATTEST:

SECRETARY

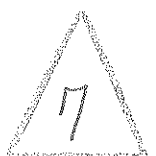


EXHIBIT "A"

LEGAL DESCRIPTION

Real property in the **City of Carson**, County of **Los Angeles**, State of **California**, described as follows:

PARCEL 1:

THE NORTHERLY HALF OF THE NORTHERLY HALF OF THAT PORTION OF LOT 4 RANGE 3 OF THE BEAUDRY, DOWNEY AND HAYWARD TRACT, SO CALLED, RANCHO SAN PEDRO, AS PER MAP RECORDED IN BOOK 4, PAGE 348, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 4, DISTANT SOUTH 88° WEST 17.865 CHAINS FROM THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 88° WEST ALONG SAID NORTH LINE 5.955 CHAINS; THENCE SOUTH 11° EAST 17 CHAINS; THENCE NORTH 88° EAST 5.955 CHAINS; THENCE NORTH 11° WEST 17 CHAINS TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE EASTERLY 157 FEET AS MEASURED ALONG THE NORTHERLY LINE OF SAID LAND.

PARCEL 2:

THE EASTERLY 157 FEET, AS MEASURED ALONG THE NORTHERLY LINE THEREOF, OF THE NORTHERLY ONE-HALF OF THE NORTHERLY ONE-HALF OF THAT PORTION OF LOT 4 RANCH 3 OF THE BEAUDRY, DOWNEY AND HAYWARD TRACT, SO CALLED, RANCHO SAN PEDRO, AS PER MAP RECORDED IN BOOK 4, PAGE 348, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT 4 DISTANT SOUTH 88° WEST 17.865 CHAINS FROM THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 88° WEST ALONG SAID NORTH LINE 5.955 CHAINS; THENCE SOUTH 11° EAST 17 CHAINS; THENCE NORTH 88° EAST 5.955 CHAINS; THENCE NORTH 11° WEST 17 CHAINS TO THE POINT OF BEGINNING.

APN: 6140-001-001

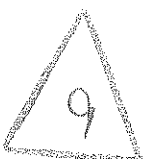


CITY OF CARSON
ECONOMIC DEVELOPMENT
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL

DESIGN OVERLAY REVIEW NO. 1537-14

GENERAL CONDITIONS

1. If a business license permit for said use is not issued within one year of the date of approval of Design Overlay Review No. 1537-14, said permit shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. Upon activation, the zoning entitlements shall become automatically null and void if said use has been suspended or has ceased to exist for a period of one year, unless an extension of time is requested prior to expiration and approved by the Planning Commission.
3. 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.
4. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
5. 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 and approval by the Planning Commission. Any minor revisions shall be reviewed and approved by the Planning Division prior to Building and Safety plan check submittal.
6. 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.
7. It is further made a condition of this approval that if any condition is violated or if any law, statute 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 30 days.

8. 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. Said plans shall list all conditions of approval.
9. The owner/applicant shall maintain the site clean and the buildings and walls free of graffiti.
10. Chain-link fencing, including barbed and concertina wire, shall be prohibited.
11. All parking areas shall be re-slurried and re-stripped in compliance with CMC requirements. Areas for bus parking currently without asphalt shall be provided with new asphalt in compliance with CMC Section 9162.0 which requires that the minimum thickness of the paving and base to be determined by an on-site pavement study completed by a licensed soils engineer approved by the Public Works Director. Said asphalt work to be completed within 90 to 120 days or sooner.
12. The bus yard hours of operation shall be Monday to Friday, 4 a.m. to 9 p.m. Operation of buses outside of those hours is prohibited.
13. Buses shall not be parked on public streets during hours of operation, overnight or on weekends.
14. The owner/applicant shall comply with all LA County Fire Department emergency vehicle safety access and fire flow/fire hydrant location requirements.
15. The owner/applicant shall provide adequate driveway clearance for buses and emergency vehicles using the proposed E. Alondra Boulevard driveway approach by removing protruding masonry wall area within the driveway path. The existing protruding wall area shall be demolished and moved four (4') to six (6') feet to the east to allow adequate driveway clearance.
16. The owner/applicant shall submit for a separate sign permit for Planning Division approval for any business signs. Furthermore, the existing pole sign located at the southeast corner of Alondra and Avalon boulevards shall be removed within 60 days of project approval.
17. In accordance with CMC Section 9162.52 (Landscaping Requirements), landscaping and irrigation plans shall be prepared and submitted by a licensed landscape architect for Planning Division approval prior to issuance of a building permit.



18. **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.
19. **City Approvals.** All approvals by the 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 the 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.
20. **Deposit Account.** A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust deposit shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. The City may make demands for additional deposits to cover all expenses over a period of 60 days and funds shall be deposited within 10 days of the request or work may cease on the Project.
21. 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. 1537-14. 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.
20. A traffic circulation plan shall be submitted designating the bus routes to be utilized as a means of minimizing impacts to residential areas. The plan shall be



approved by the City's Traffic Engineer prior to issuance of a building permit. The owner/applicant will establish a driver education program to provide compliance with the approved plan.

21. The owner/applicant shall coordinate with the State Department of Toxic Substances (DTSC) and the Los Angeles County Fire Department to ensure that disposal of any site hazardous contaminated soil is disposed of at an approved disposal facility according to State regulations. The City shall be provided a disposal plan upon coordination with noted agencies.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

The Department of Public Works recommends approval of the proposed project subject to the following conditions:

GENERAL

22. The Developer shall submit a copy of **approved** plans (*such as, Sewer, Street and/or Storm Drain Improvements, whichever applies*), to the City of Carson – Engineering Division, prior to issuance of construction permits.
23. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
24. A construction permit is required for any work to be done in the public right-of-way.
25. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of construction permit.

BUILDING PERMIT

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

26. The Developer shall comply with the applicable NPDES requirements and shall include Best Management Practices necessary to control storm water pollution from
27. Activities and facility operations prior to issuance of Building Permit.
28. Soils report, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, drainage concept, hydrology study and stormwater information have been received and found satisfactory.
 - a. Comply with mitigation measures recommended in the approved soils, drainage concept, hydrology study and stormwater quality plan.
29. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.

30. The Developer shall submit improvement plans to the Department of Public Works showing all the required improvements in the public right of way for review and approval of the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted.
 - a. Street Improvements (*if any*) along Alondra and Avalon Boulevard.
 - b. Sewer Main Improvements (*if any*) along Alondra and Avalon Boulevard as determined by the aforementioned sewer area study.
 - c. Storm Drain Improvements (*if any*) along Alondra and Avalon Boulevard as determined by the aforementioned requirement.
31. Construction bond for all work to be done within the public right of way shall be submitted and approved by Department of Public Works prior to issuance of Building Permit.

CERTIFICATE OF OCCUPANCY

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

32. The Developer shall install separate sewer laterals to individually serve each building in the development. Installation and dedication of main line sewers may be necessary to meet this requirement.
33. The Developer shall comply with all the requirements from L.A. County Sewer Maintenance Division for maintenance of new and/or existing sewer main (if any), relating to this development.
34. The Developer shall execute and provide to the City Engineer, a written statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water service will be provided to each building.
 - a. Comply with mitigation measures recommended by the water purveyor.
35. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the hydrology study, subject to the approval of the City Engineer.
36. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Alondra Boulevard and Avalon Boulevard abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
37. Remove and replace any broken/damaged driveway approach within the public right of way along Alondra Boulevard abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
38. Remove unused driveway approach within the public right of way along Alondra Boulevard abutting this proposed development and replace it with full height curb

and gutter and sidewalk per City of Carson Standard and to the satisfaction of the City Engineer.

39. Relocate existing street lights interfering with the proposed driveway. Street lighting plan shall be reviewed and approved by the Street Lighting Division, LA County Department of Public Works.
40. The Developer shall modify existing driveways within the public right of way along Alondra Boulevard abutting this proposed development per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
41. Landscape parkway area in the public right of way along Alondra Boulevard abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
42. Install irrigation system for the purpose of maintaining the parkway area to be landscaped within the public right of way along Alondra Boulevard abutting this proposed development.
43. The proposed project is not within an existing County Lighting Maintenance District. The Owner shall annex the area to the L.A. County Lighting Maintenance District, for the purpose of operating and maintaining the existing and proposed street lights. Installation of additional streetlight may be required by LA County as part of the annexation. The owner shall submit street light layout plans showing existing and proposed and/or upgraded street lights to the LACDPW'S Traffic and Lighting Division, Street Lighting Section for review and approval. Contact Jeff Chow of LACDPW at (626) 300-4753 for questions regarding street light plan submittal.

Street Lighting plans cannot be approved and released prior to completion of the annexation process. Annexation and assessment balloting are required (the annexation and balloting procedure is approximately 10 to 12 months).

The Owner shall complete with conditions of acceptance listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. It is the sole responsibility of the owner of the project to have all street light plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner of the project and installation must be accepted by the Lighting District per approved plans prior to issuance of a Certificate of Occupancy. For acceptance of the street light billing from the developer's account to a County Lighting District account, the area must be annexed into the Lighting District and all street lights in the development must be installed in accordance to LACDPW approved street light layout plans.

- a. Submit street light layout plans to commence the plan approval process and/or initiate the annexation and assessment balloting proceedings.

- b. Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s) and Parcel Boundary in either MicroStation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - c. Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to the Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
- 44. All existing overhead utility lines less than 12 kilovolts along Alondra Boulevard abutting the proposed development, shall be undergrounded to the satisfaction of the City Engineer. Alternatively, in the City Engineer's discretion, the City may accept an in-lieu fee in an amount determined by the City Engineer to be sufficient to cover the costs of such undergrounding provided the applicant deposits the full amount of the in-lieu fee before issuance of building permit. Undergrounding estimate shall be prepared by Southern California Edison and shall be submitted to the City Engineer for his determination.
 - 45. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.
 - 46. If needed, easements shall be granted to the City, appropriate agency, or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed and handicap access for this development to the satisfaction of the City Engineer and or appropriate agency or entity.
 - 47. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from curb-to-curb or from median-to-curb when medians are existing or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)
 - 48. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of Certificate of Occupancy.

BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

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





Tumbleweed: 16100 Avalon Blvd School Bus Yard Overview

Operational Overview

Tumbleweed has been successfully operating as a school bus contractor in Los Angeles for over 20 years from its current base in West Los Angeles. It is a small, family owned business with a female CEO. The continuing viability of its West LA location has been called into question a few times over the past five years. Therefore, the company purchased the site at 16100 Avalon Blvd. to secure a location for the future and consider if it might make sense ultimately to move its entire operation to the City of Carson.

The Carson site will include 67 bus parking spaces. On a typical day bus drivers will arrive at the bus yard, check in at the office, retrieve his/her assigned bus, and park his/her personal vehicle in the empty bus stall. Drivers ordinarily spend the entire day off site on their routes, so although some may return to the bus yard midway through the day the majority of drivers do not. This means two trips per day per bus can generally be expected. The busiest hours for the yard for purposes of traffic inflow and outflow will likely be between 4:30 AM and 6:30 AM (as drivers arrive at the yard and then leave for the day). However, as each driver has a separate route and differing commute times relative to the driver's destination, these trips are staggered throughout the morning. The afternoon return trips are similarly spread out, with some drivers returning between 4:30 PM and 6:00 PM, while others will return after 6:00 PM.

The yard will operate from 4 AM to 9 PM. The number of onsite staff (excluding bus drivers) will likely range between 7 and 10 throughout the day. Onsite staff will include supervisors, dispatchers, instructors, and service personnel, and these employees will work in shifts so that the employees are not all onsite at the same time. No customers are expected to come to the bus yard, and occasional visitors will include vendors and deliveries which typically come between 9 AM and 3 PM. Buses traveling to and from the site will use adjoining arterial streets to access Freeways 91, 110 and 405. A security guard will patrol the site 24 hours a day.

Business Profile

Tumbleweed's team combines all of the qualities necessary to provide the service, professionalism, and excellence that independent schools and public school districts require. Collectively, Tumbleweed brings:

- Specific knowledge in the transportation of children and young adults;
- Expertise in operating and maintaining a fleet of vehicles for independent schools; and
- Extensive experience with clientele who care about superior customer service for families utilizing school bus transportation.

All of these capabilities are requisite to providing service successfully on each school's behalf. The individuals who oversee the company's operations and the roles they play are briefly described below.

Erin L. Benfield is President and CEO of Tumbleweed and has been associated with the organization for over twenty (20) years.

Richard L. Benfield is the company's Corporate Secretary and has been associated with the organization for over twenty four (24) years. He assists with finance, asset management, and legal affairs.

Cheryl W. Crump is Tumbleweed's Operations Manager and oversees the company's transportation personnel and procedures. Cheryl joined Tumbleweed in 1996 with over fifteen years of experience at Los Angeles Unified School District and Ryder Student Transportation. Cheryl is responsible for the overall management of all school contracts and provides day-to-day supervision of our transportation team.

Lisa Miura, Nilda Rivera, Gonzalo Monteon, Ernesto Rivera, and Diane Jones are Tumbleweed's Dispatchers. They assist with organizing the routes and supervising all administrative functions relative to scheduling. These individuals are part of the onsite team that supervises the drivers, and they have more than twenty (20) years of combined experience supervising transportation operations.

Tatia Bates, Francisco De La Torre, and Rigoberto Moran are Tumbleweed's driver trainers and are responsible for training and supervising our drivers. Ms. Bates oversees all matters related to pupil safety. All of these individuals are certified by the California State Department of Education as School Bus Driver Instructors, worked formerly for other school bus contractors, and possess more than thirty (30) years of professional experience combined.

Mike Sagner is Tumbleweed's Director of School Bus Maintenance. He supervises and trains our service technicians and has over 25 years of school bus maintenance experience.

Sample Client List

Archer School For Girls

Beverly Hills Unified School District

Brentwood School

The Buckley School

Calvary Christian School

Campbell Hall School

Crespi Carmelite High School

Curtis School

Frostig School

Hawthorne Unified School District

John Thomas Dye School

Marlborough School

Marymount High School

Notre Dame Academy

Oaks Christian School

Oak Park Unified School District

Rolling Hills Preparatory School

Saint Martin of Tours Catholic School

Saint Matthew's Parish School

Santa Monica-Malibu Unified School District

Sierra Canyon School

Torrance Unified School District

Viewpoint School

Willows School

Contact Information

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COUNTY OF LOS ANGELES
FIRE DEPARTMENT

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

Refer reply to
Health Hazardous Materials Division
5825 Rickenbacker Rd.
Commerce CA 90040-302

November 4, 2013

S. G. Gomez
Linda Wackerman
3585 Tobias Ln.
Las Vegas, Nevada 89120

Dear Mr. Gomez:

FORMER AARON AUTO PARTS AND SCHULBERG AUTO WRECKERS- 16100 S. AVALON BLVD. / 614 EAST ALONDRA BLVD., CARSON, CA 90746 (SMU # 12-893/RO0001516)

This Department has completed a review of the report entitled "Exploratory Excavation and Site Remediation, Septic Tank Investigation, Hydraulic Lift Removal", dated November 1, 2013, submitted by your consultant, Athanor Environmental Services Inc.

Based on information provided in the report and with the provision that the information was accurate and representative of existing conditions, we concur with your consultant that the known site contamination has been satisfactorily mitigated for the current industrial/commercial use and no further action is required at the subject site. The Site Mitigation Unit of this Department has no further requirement or restriction relating to this site at this time. However, it should be noted that residual pockets of lead contaminated soils identified in a table and on a site map in the above report remain on site. Soils removed from these locations may be hazardous and must be disposed of at an approved disposal facility according to regulations.

This letter, however, does not relieve you of any liability under the California Health and Safety Code, the State Water Code, or other applicable laws and regulations, nor does it relieve you of responsibility for any unidentified conditions or future operations that could pose an environmental concern.

If you have any questions, please feel free to call me at (323)890-4106.

Very truly yours,

SHAHIN NOURISHAD, SUPERVISOR
SITE MITIGATION UNIT
HEALTH HAZARDOUS MATERIALS DIVISION

C: G. Johnson, Athanor

EXHIBIT NO. 04