



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: April 14, 2020

SUBJECT: Site Plan and Design Review (DOR) No. 1810-19

APPLICANT: DBKO Design+Build
Attention: Rob Tamaccio
1480 Broadway #2619
San Diego, CA 92101

PROPERTY OWNER: USA Waste of California, Inc.
321 West Francisco Street
Carson, CA 90745

REQUEST: Consider approval of Site Plan and Design Review No. 1810-19 for site and building improvements to an existing waste handling facility site

PROPERTY INVOLVED: 321 W. Francisco Street

COMMISSION ACTION

AYE	NO		AYE	NO	
		Chairperson Pimentel			Palmer
		Vice-Chair Madrigal			Rahman
		Cainglet			Rashad
		Fe'esago			Valdez
		Mitoma			Alt. Diaz Alt. Hellurud Alt. Zuniga

Item No. 5A

I. Introduction

Applicant
DBKO Design+Build
Attention: Rob Tamaccio
1480 Broadway #2619
San Diego, CA 92101

Property Owner
USA Waste of California, Inc.
321 West Francisco Street
Carson, CA 90745

II. Project Description

The applicant, DBKO Design+Build, on behalf of USA Waste of California, Inc., requests approval of DOR No. 1810-19 for site and building improvements to improve operational efficiency and beautify an existing 6.4-acre waste handling facility site in the MH-D (Manufacturing, Heavy; Design Overlay District) zone.

Carson Municipal Code Section 9172.23 (Site Plan and Design Review) requires Planning Commission review of projects within the Design Overlay District having construction valuation of \$50,000 or more.

The Project is subject to the “Carson Transfer Station Agreement” executed between the City and the Applicant and effective on October 1, 2019. The Project will also be subject to a “Transfer Station Improvement & Operations Agreement”. The Conditions of Approval and final project approvals will be incorporated into the Operations Agreement.

Special Use Permit No. 154-77 originally allowed the waste handling facility. In 1996, approval of Conditional Use Permit No. 391-92 and Variance No. 390-96 allowed the facility to become a 24 hour operation and increase waste processing amounts. The 1996 CUP will continue as defined in the Transfer Station Agreement, and its provisions cannot be modified or altered except as otherwise stated in the Transfer Station Agreement and Operations Agreement.

III. Project Site and Surrounding Land Uses

The subject property site is located in the MH-D zone and is designated Mixed Use-Business Park under the Land Use Element of the General Plan.. The subject property is located on Francisco Street, between Figueroa Street and Main Street.

Land uses surrounding the proposed project site are primarily industrial uses.

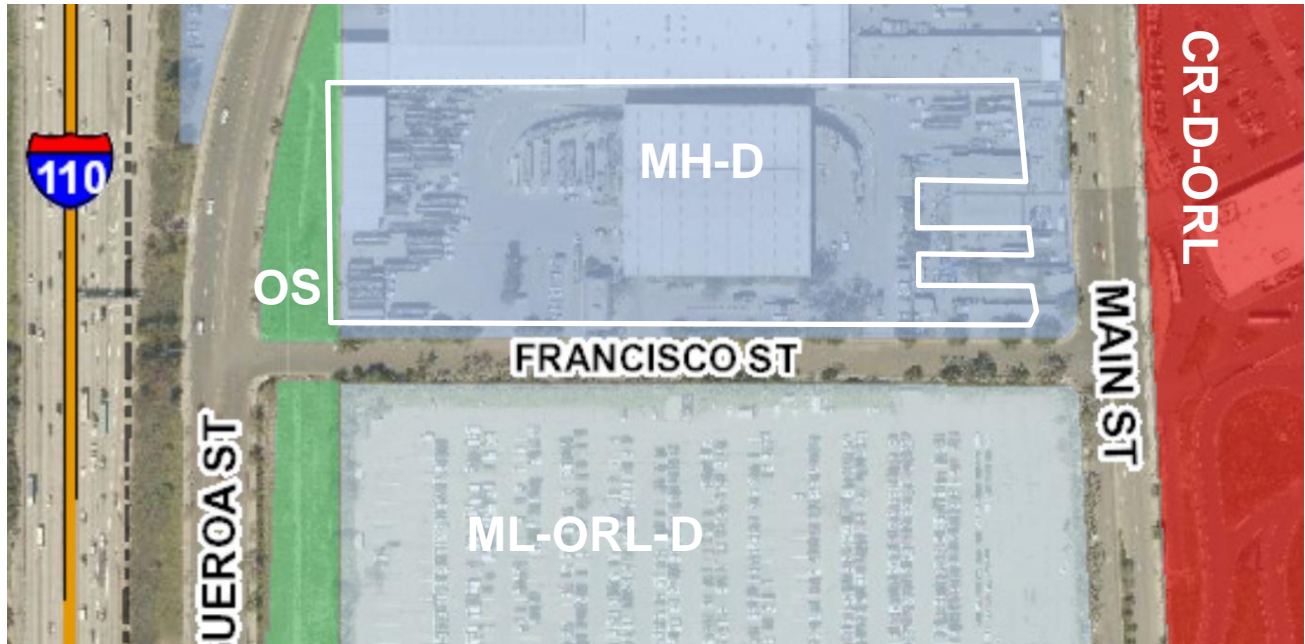


Figure (a) Project Site in context to surrounding zoning.

The following table provides a summary of information regarding the project site:

Site Information	
General Plan Land Use	Mixed Use – Business Park
Zone District	MH-D (Manufacturing Heavy, Design Overlay District)
Site Size	279,024 SF (6.4 acres)
Present Use and Development	USA Waste of California, Inc. – Waste Handling Facility
Surrounding Uses/Zoning	North: MH-D; Industrial/Manufacturing South: ML-ORL-D; Fleet storage East: CR-D-ORL; Porsche Experience Center West: OS; Open Space; 110 Freeway
Access	Ingress/Egress: Francisco Street

IV. Analysis

Site History

The site has been in use as a waste handling facility for over 49 years. There are currently four buildings on the property which are occupied accordingly: a transfer station, two-story office, materials processing and maintenance building.

Properties to the north are zoned MH-D (Heavy Industrial, Design Overlay District), to the south are zoned ML-ORL-D (Manufacturing Light, Organic Refuse Landfill, Design Overlay District), to the east are zoned CR-D-ORL (Commercial Regional, Design Overlay District, Organic Refuse Landfill) and to the west are zoned OS (Open Space). The General Plan Land Use Designation for the area is Mixed Use – Business Park. The proposed addition and site upgrades will be compatible with the surrounding commercial, industrial and manufacturing uses.



Site Plan

The subject property measures approximately 6.4 acres. The four existing buildings include a total gross area of 75,900 square feet. The materials processing building will be demolished. to allow access for truck parking along the western wall.

To improve on-site truck maneuvering, a new truck scale for outbound trailers will be located at the east side of the transfer station. To control dust and odors, a new ventilation / Air Filtration System will be installed on the west side of the transfer station.

Access, Parking & Traffic

Four existing driveways along Francisco Street will provide access to the site. A total of 39 parking spaces are provided on-site. A new ADA compliant stall will be located at the Maintenance Building and ADA access to the two-story office building will be provided.

Building and Architecture

The façades for the block, stucco and metal buildings are discolored and worn. The applicant proposes to repaint and install metal panels on all the buildings to create design consistency and interest in the facades. The material selection and featured articulation effectively breaks-up the facades and produces a modern design aesthetic that improves the site's appearance and compatibility with the surrounding industrial land uses.

Signage

Carson Municipal Code Section 91346.7 (Signs) allows two square feet of signage for every one linear foot of lot frontage. The waste handling facility has approximately 909' feet of lot frontage along Francisco Street and Main Street allowing 1,818 (909' x 2 = 1818) square feet of signage. The applicant proposes approximately 250 square feet of monument and wall signage.

Fencing

Existing screen-wall/fencing along Francisco Street and Figueroa Street will be painted to match the existing buildings. To provide additional screening, new metal mesh will be provided along the top of the iron/block wall along Francisco Street and will be painted to match the existing fencing.

Landscaping

Landscaping for the site will be replaced and improved with drought tolerant ground covers shrubs and trees along Francisco St, the office building, the transfer station, the northwest corner of Francisco St and Main St, and the Main St. building frontage.

New 24-inch Brisbane Box trees will be installed along the western wall of the property to screen the proposed truck parking along the wall. (40' feet on center) in new 4' by 4' foot tree planters. To screen the wall from Figueroa Street, ivy will be planted in wells located between the trees along the inside/east face of the wall. Holes will be cored in the base of the wall through which the ivy could be fed and permitted to grow on the west face.

V. CFD/DIF Discussion

On April 16, 2019, the City Council adopted Ordinance No. 19-1931 to implement the City's Interim Development Impact Fee (IDIF) Program. In accordance with this IDIF program, the project is exempt due to the scope of work being limited to tenant improvements.

The City adopted Community Facilities District (CFD) 2018-01 to finance the ongoing costs of law enforcement, street and sidewalk maintenance, landscape maintenance, street sweeping and sidewalk cleaning, and other eligible impacts of the Project within the CFD. Based on the adopted CFD, the project is exempt due to the scope of work being limited to tenant improvements.

VI. Zoning

The proposed project is consistent with the standards of the MH (Manufacturing, Heavy) zoning designation and will remain consistent with the surrounding uses.

VII. Environmental Review

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1 – Existing Facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

VIII. Public Notice

Notice of public hearing was posted to the project site on March 12, 2020. Notices were mailed to property owners and occupants within a 750' radius on March 13, 2020. The agenda was posted at City Hall no less than 72 hours prior to the Planning Commission meeting.

IX. Recommendation

That the Planning Commission:

- **ADOPT** Resolution No. 20-____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1810-19 FOR SITE AND BUILDING IMPROVEMENTS TO AN EXISTING WASTE HAULING FACILITY AT 321 WEST FRANCISCO STREET."

X. Exhibits

1. Draft Resolution
 - A. *Legal Description*
 - B. *Conditions of Approval*
2. Development Plans

Prepared by: Max Castillo, Assistant Planner

CITY OF CARSON
PLANNING COMMISSION

RESOLUTION NO. 20-

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF CARSON APPROVING SITE PLAN AND
DESIGN OVERLAY REVIEW NO. 1810-19 FOR SITE AND
BUILDING IMPROVEMENTS TO AN EXISTING WASTE
HANDLING FACILITY AT 321 W. FRANCISCO STREET**

WHEREAS, on November 12, 2019, the Department of Community Development received an application from USA Waste of California, Inc. for real property located at 321 W. Francisco Street and legally described in Exhibit “A” attached hereto, requesting approval of Design Overlay Review No. 1810-19 for site and building improvements to improve operational efficiency and beautify an existing 6.4-acre waste handling facility site; and

WHEREAS, studies and investigations were made and a staff report with recommendations was submitted, and the Planning Commission, upon giving the required notice, did on the twenty-fourth day of March, 2020, conduct a duly noticed public hearing as required by law to consider said design overlay application. Notice of the hearing was originally posted and mailed to property owners and properties within a 750-foot radius of the project site by March 12 2020; and

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The Planning Commission finds that the foregoing recitals are true and correct, and are incorporated herein by reference.

SECTION 2. The Planning Commission finds as follows:

- a) The proposed project is consistent with the General Plan of the City of Carson. The project site has a General Plan Land Use designation of Mixed Use - Business Park and the proposed site and building improvements are compatible with the surrounding uses.
- b) The site operations shall continue subject to the terms and Conditions of Approval set forth in Conditional Use Permit No. 391-92 and Variance Nos. 390-96 and 391-96, as amended (collectively, the “1996 Approvals”) in addition to those conditions stipulated in DOR No. 1810-19.
- c) The project is subject to that “Carson Transfer Station Agreement” executed between the City and applicant and notarized on September 11, 2019 (the “Transfer Station Agreement”). The project will also be subject to a “Transfer Station Improvement & Operations Agreement” (the “Operations Agreement”) to be negotiated and executed by the parties as contemplated in Section 3.F of the Transfer Station Agreement.

These Conditions of Approval shall be an exhibit to, and incorporated into, the Operations Agreement.

- d) Governing Instruments; Order of Precedence. Where project plans and these Conditions attendant to approval of DOR No. 1810-19 conflict with the terms set forth in the 1996 Approvals, DOR No. 1810-19 and these Conditions shall control over the terms of the 1996 Approvals. s between these approvals and Conditions, and other governing approvals and agreements, the following order precedence shall apply in determining the controlling interpretation should a conflict of language between the different instruments/conditions arise and such conflict cannot be reasonably harmonized via ordinary rules of interpretation or contract construction:
 - i. Terms of Operations Agreement to be negotiated and executed by the City and applicant as a condition of approval set forth herein (most controlling),
 - ii. Terms of Transfer Station Agreement,
 - iii. Terms of DOR 1810-19 and these Conditions of Approval,
 - iv. Terms of 1996 Approvals (least controlling).
- e) The proposed project is compatible in 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, open spaces, and other features relative to a harmonious and attractive development of the area. The proposed project involves repainting and installing metal panels on all the buildings to create design consistency and interest in the facades. The material selection and featured articulation effectively breaks-up the facades and produces a modern design aesthetic that improves the site's appearance and compatibility with the surrounding industrial land uses
- f) The proposed development will have adequate street access for pedestrian and vehicles, and also adequate capacity for parking and traffic. Four existing driveways along Francisco Street will provide access to the site. A total of 39 parking spaces are provided on-site. A new ADA compliant stall will be located at the Maintenance Building and ADA access to the two-story office building will be provided. The project design will allow for and promote safe and convenient pedestrian and vehicle circulation.
- g) All signage associated with this project will comply with applicable Carson Municipal Code provisions, and will exhibit attractiveness, effectiveness and restraint in signing graphics and color.
- h) The proposed landscape plan will comply with applicable water conservation requirements. Landscaping for the site will be replaced and improved with drought tolerant ground covers, shrubs and trees along Francisco St, the office building, the transfer station, the northwest corner of Francisco St and Main St, and the Main St. building frontage. New 24-inch Brisbane Box trees will be installed along the western

wall of the property to screen the proposed truck parking along the wall. Ivy will be planted in wells to screen the wall from Figueroa Street.

SECTION 3. The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1 – Existing Facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination..

The project meets all of the foregoing criteria. A Notice of Exemption shall be filed with the County Clerk of the County of Los Angeles pursuant to the California Environmental Quality Act.

SECTION 4. Design Overlay Review No. 1810-19 complies with the City's Zoning Ordinance and General Plan and is consistent with the intent of Article IX, Chapter 1, Section 9172.23 (Site Plan and Design Review) of the Carson Municipal Code.

SECTION 5. The Planning Commission of the City of Carson, pursuant to the findings noted above, does hereby approve Design Overlay Review No. 1810-19 for site and building improvements to an existing waste handling facility site at 321 W. Francisco St, subject to the Conditions of Approval contained in Exhibit "B," attached hereto.

SECTION 6. This decision of the Planning Commission shall become effective and final 15 days after the date of the action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.

SECTION 7. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

PASSED, APPROVED and ADOPTED this 14th day of April, 2020.

CHAIRPERSON

ATTEST:

SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

THAT PORTION OF LOT 96 OF TRACT NO. 4671, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 56, PAGES 30 AND 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT, A DISTANCE OF 334.55 FEET TO THE NORTHWEST CORNER THEREOF; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT, A DISTANCE OF 410 FEET; THENCE SOUTHERLY, PARALLEL WITH THE WEST LINE OF SAID LOT, A DISTANCE OF 88.73 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THE LAND DESCRIBED IN THE DEEDS RECORDED IN BOOK 9961, PAGE 62 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE WESTERLY ALONG SAID NORTHERLY LINE AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 390 FEET, MORE OR LESS, TO THE EASTERLY LINE OF THE WESTERLY 20 FEET OF SAID LOT; THENCE SOUTHERLY SAID EASTERLY LINE, A DISTANCE OF 245.82 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF SAID LOT; THENCE WESTERLY ALONG SAID SOUTHERLY LINE A DISTANCE OF 20 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF LOT 96 OF TRACT NO. 4671, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 56, PAGES 30 AND 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID LOT 96, DISTANT 70 FEET EASTERLY FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT 96, A DISTANCE OF 245.82 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 250 FEET; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT 96, A DISTANCE OF 122.91 FEET; THENCE WESTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 50 FEET; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF LOT 96, A DISTANCE OF 122.91 FEET TO THE SOUTHERLY LINE OF SAID LOT; THENCE WESTERLY ALONG SAID SOUTHERLY LINE 200 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THE EAST 50 FEET OF THE WEST 70 FEET OF THE SOUTH 245.82 FEET OF LOT 96 OF TRACT NO. 4671, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 56, PAGES 30 AND 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEGAL DESCRIPTION
(continued)

PARCEL 4:

THAT PORTION OF LOT 96 OF TRACT NO. 4671, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 56, PAGES 30 AND 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT DISTANT EASTERLY 410 FEET FROM THE NORTHWEST CORNER OF SAID LOT; THENCE EASTERLY ALONG SAID NORTHERLY LINE 410 FEET TO THE NORTHWEST CORNER OF THE LAND DESCRIBED IN PARCEL 2 OF THE DEED TO JOSEPH ANDERSON WEST AND WIFE, RECORDED ON MAY 23, 1931, AS INSTRUMENT NO. 1148 IN BOOK 10856, PAGE 219, OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LAND OF WEST AND ITS SOUTHERLY PROLONGATION 88.73 FEET TO THE NORTHWEST CORNER OF THE LAND DESCRIBED IN PARCEL 1 OF THE DEED LAST MENTIONED; THENCE WESTERLY ALONG THE WESTERLY PROLONGATION OF THE NORTHERLY LINE DESCRIBED IN SAID LAST MENTIONED 410 FEET TO A LINE THAT IS PARALLEL WITH THE WESTERLY LINE OF SAID LOT AND PASSED THROUGH POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID PARALLEL LINE 88.73 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

THAT PORTION OF LOT 96 OF TRACT NO. 4671, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 56, PAGES 30 AND 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT, 265.82 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, 820 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT, 68.73 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF SAID LOT; THENCE EASTERLY THEREON 158.56 FEET, MORE OR LESS, TO THE NORTHEAST CORNER THEREOF; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT, 68.79 FEET TO A LINE PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, WHICH PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID PARALLEL LINE, 160.99 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION

(continued)

PARCEL 6:

THAT PORTION OF LOT 96 OF TRACT NO. 4671, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 56, PAGES 30 AND 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT 96, DISTANT EASTERLY THEREON 820 FEET FROM THE NORTHWEST CORNER OF SAID LOT; SAID POINT BEING THE NORTHWEST CORNER OF THE LAND DESCRIBED IN PARCEL 2 OF THE DEED RECORDED IN BOOK 10856, PAGE 219, OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LAND AND THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 68.73 FEET TO THE TRUE POINT OF BEGINNING; SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE LAND DESCRIBED AS PARCEL 2 IN DEED RECORDED IN BOOK D-385, PAGE 236, OFFICIAL RECORDS OF SAID COUNTY; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LAND, A DISTANCE OF 160.99 FEET, MORE OR LESS, TO THE EASTERLY LINE OF SAID LOT; THENCE SOUTHERLY ALONG SAID EASTERLY LINE, A DISTANCE OF 70.085 FEET, MORE OR LESS, TO THE SOUTHEASTERLY CORNER OF THE LAND DESCRIBED IN PARCEL 1 OF THE DEED RECORDED IN BOOK 10856, PAGE 219, OFFICIAL RECORDS OF SAID COUNTY; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LAST MENTIONED DEED A DISTANCE OF 165.45 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTHERLY ALONG THE WESTERLY LINE OF THE LAND SO DESCRIBED IN SAID LAST MENTIONED DEED AND THE NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 70 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL 7:

THAT PORTION OF LOT 96 OF TRACT NO. 4671, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 56, PAGES 30 AND 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID LOT, DISTANT EASTERLY THEREON 320 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT; THENCE CONTINUING EASTERLY ALONG SAID SOUTHERLY LINE 50 FEET TO A SOUTHWESTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO RAYMOND E. PERRY, RECORDED ON JUNE 4, 1948, AS INSTRUMENT NO. 537, IN BOOK 27382 PAGE 232, OFFICIAL RECORDS; THENCE NORTHERLY ALONG A WESTERLY LINE OF SAID LAND 122.91 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE WESTERLY PARALLEL WITH SAID SOUTHERLY LINE 50 FEET; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT 122.91 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION

(continued)

PARCEL 8:

THAT PORTION OF LOT 96 OF TRACT NO. 4671, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 56, PAGES 30 AND 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 96; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT, A DISTANCE OF 122.91 FEET; THENCE EASTERLY, PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 320 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING EASTERLY, PARALLEL WITH SAID SOUTHERLY LINE, A DISTANCE OF 50 FEET; THENCE NORTHERLY, PARALLEL WITH SAID WESTERLY LINE, A DISTANCE OF 122.91 FEET; THENCE WESTERLY PARALLEL WITH SAID SOUTHERLY LINE, A DISTANCE OF 50 FEET; THENCE SOUTHERLY PARALLEL WITH SAID WESTERLY LINE, A DISTANCE OF 122.91 FEET; THENCE WESTERLY PARALLEL WITH SAID SOUTHERLY LINE, A DISTANCE OF 50 FEET; THENCE SOUTHERLY PARALLEL WITH SAID WESTERLY LINE, A DISTANCE OF 122.91 FEET; THENCE EASTERLY PARALLEL WITH SAID SOUTHERLY LINE, A DISTANCE OF 50 FEET; THENCE NORTHERLY PARALLEL WITH SAID WESTERLY LINE, A DISTANCE OF 122.91 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 9:

THE WESTERLY 100 FEET OF THAT PORTION OF LOT 96 OF TRACT NO. 4671, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 56, PAGES 30 AND 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE LAND DESCRIBED AS PARCEL 3. IN THE DEED TO JOSEPH ANDERSON WEST AND WIFE, RECORDED ON MAY 23, 1931 IN BOOK 10856, PAGE 219, OFFICIAL RECORDS, AS INSTRUMENT NO. 1148, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 96, A DISTANCE OF 250.00 FEET, MORE OR LESS, TO THE SOUTHEASTERLY CORNER OF THE LAND DESCRIBED IN AN OPTION TO PURCHASE, ETC., BETWEEN JOHN W. COUNTS AND ADA F. COUNTS, FIRST PARTY, AND GEORGE GETTS, JR., SECOND PARTY, RECORDED ON FEBRUARY 19, 1934 IN BOOK 12560, PAGE 283 OF SAID OFFICIAL RECORDS, AS INSTRUMENT NO. 725; THENCE NORTHERLY ALONG THE EASTERLY LINE OF THE LAND LAST DESCRIBED A DISTANCE OF 122.91 FEET, MORE OR LESS, TO THE NORTHERLY CORNER OF SAID LAST MENTIONED LAND; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO MARY UNTERKIRCHNER, RECORDED ON APRIL 22, 1930 IN BOOK 9961, PAGE 62 OF SAID OFFICIAL RECORDS, AS INSTRUMENT NO. 9961, TO AND ALONG THE SOUTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO FRANK CYR, RECORDED ON JANUARY 6, 1930 IN BOOK 9579, PAGE 203 OF SAID OFFICIAL RECORDS, AS INSTRUMENT NO. 799, TO AND ALONG THE SOUTHERLY LINE AND ITS EASTERLY PROLONGATION OF THE LAND DESCRIBED IN THE DEED TO MARGARET I. DODGE, RECORDED ON FEBRUARY 21, 1924 IN BOOK 12582, PAGE 293 OF SAID OFFICIAL RECORDS, AS INSTRUMENT NO. 729, A DISTANCE OF 250.00 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SAID PARCEL 3 OF THE LAND OF WEST AND WIFE; THENCE SOUTHERLY ALONG SAID LAST MENTIONED WESTERLY LINE, A DISTANCE OF 122.91 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION

(continued)

PARCEL 10:

THAT PORTION OF LOT 96 OF TRACT NO. 4671, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 56, PAGES 30 AND 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 96; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 96, 245.82 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 96, 370 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT 96, 122.91 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 96, 100 FEET; THENCE NORTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT 96, 122.91 FEET; THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 96, 100 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 11:

THAT PORTION OF LOT 96 OF TRACT NO. 4671, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 56, PAGES 30 AND 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE LAND DESCRIBED AS PARCEL 3 IN THE DEED TO JOSEPH ANDERSON WEST AND WIFE, RECORDED MAY 23, 1931, AS INSTRUMENT NO. 1148 IN BOOK 10856, PAGE 219, OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LAST MENTIONED LAND A DISTANCE OF 245.82 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF SAID LOT 96; THENCE WESTERLY ALONG SAID SOUTHERLY LINE, A DISTANCE OF 75.00 FEET TO THE SOUTHEAST CORNER OF THE LAND IN THE DEED TO RALPH S. TUFENKIAN AND WIFE, RECORDED FEBRUARY 26, 1971, AS INSTRUMENT NO. 284 IN BOOK D-4980 PAGE 284, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTHERLY ALONG THE EASTERLY LINE OF THE LAND DESCRIBED IN SAID LAST MENTIONED DEED, TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN THE DEED TO RALPH S. TUFENKIAN AND WIFE, RECORDED MAY 4, 1971 AS INSTRUMENT NO. 23 IN BOOK D-5046 PAGE 154, OF SAID OFFICIAL RECORDS; THENCE EASTERLY AND NORTHERLY ALONG THE SOUTHERLY AND EASTERLY LINES OF THE LAND DESCRIBED IN SAID LAST MENTIONED DEED TO THE NORTHEAST CORNER THEREOF; THENCE EASTERLY IN A DIRECT LINE TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION

(continued)

PARCEL 12:

THAT PORTION OF LOT 96 OF TRACT NO. 4671, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 56, PAGES 30 AND 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 96; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 96, A DISTANCE OF 245.82 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT, A DISTANCE OF 545 FEET TO THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO RALPH S. TUFENKIAN AND WIFE, RECORDED ON FEBRUARY 26, 1971 AS DOCUMENT NO. 284 IN BOOK D-4980 PAGE 284 OFFICIAL RECORDS OF SAID COUNTY; BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LAND OF TUFENKIAN TO A LINE THAT IS PARALLEL WITH AND DISTANT SOUTHERLY 50.00 FEET (MEASURED AT RIGHT ANGLES) FROM A LINE THAT IS PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 96 AND WHICH PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID SECOND MENTIONED PARALLEL LINE, 70.00 FEET; THENCE NORTHERLY PARALLEL WITH SAID EASTERLY LINE, TO SAID PARALLEL LINE WHICH PASSES THROUGH SAID TRUE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID LAST MENTIONED PARALLEL LINE TO THE TRUE POINT OF BEGINNING.

PARCEL 13:

THE WESTERLY 75.00 FEET OF THAT PORTION OF LOT 96 OF TRACT NO. 4671, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 56, PAGES 30 AND 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT, A DISTANCE OF 245.82 FEET; THENCE EASTERLY, PARALLEL WITH THE NORTHERLY LINE OF SAID LOT, A DISTANCE OF 470.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTHERLY, PARALLEL WITH SAID WESTERLY LINE, 245.82 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT DISTANT ALONG SAID SOUTHERLY LINE, 100.00 FEET EASTERLY FROM THE SOUTHEASTERLY CORNER OF THE LAND DESCRIBED IN AN OPTION TO PURCHASE, ETC., RECORDED FEBRUARY 19, 1934 AS INSTRUMENT NO. 725 IN BOOK 12560 PAGE 283, OFFICIAL RECORDS OF SAID COUNTY; THENCE EASTERLY ALONG SAID SOUTHERLY LINE 150.00 FEET TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED AS PARCEL 3, IN THE DEED TO JOSEPH ANDERSON AND WIFE, RECORDED MAY 23, 1931 AS INSTRUMENT NO. 1148 IN BOOK 10856 PAGE 219 OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL 3, 245.82 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL 3; THENCE WESTERLY, PARALLEL WITH SAID NORTHERLY LINE, 150.00 FEET TO THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION

(continued)

PARCEL 14:

THAT PORTION OF LOT 96 OF TRACT NO. 4671, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 56, PAGES 30 AND 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID LOT 96 DISTANT EASTERLY THEREON 620 FEET FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT, 245.82 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, 100 FEET; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT 245.82 FEET TO THE SOUTHERLY LINE OF SAID LOT; THENCE WESTERLY ALONG SAID SOUTHERLY LINE 100 FEET TO THE POINT OF BEGINNING.

PARCEL 15:

THAT PORTION OF LOT 96 OF TRACT NO. 4671, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 56, PAGES 30 AND 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 96; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 96, 245.82 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 96, 720 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT 96, 122.91 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 96, 50 FEET; THENCE NORTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT 96, 122.91 FEET; THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 96, 50 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 16:

THAT PORTION OF LOT 96 OF TRACT NO. 4671, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 56, PAGES 30 AND 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID LOT THAT IS DISTANT NORTH 89 DEGREES 57 MINUTES EAST 720 FEET FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE PARALLEL WITH THE WESTERLY LINE OF SAID LOT, NORTH 0 DEGREES 03 MINUTES WEST 122.91 FEET; THENCE PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, NORTH 89 DEGREES 57 MINUTES EAST 50 FEET TO THE NORTHWEST CORNER OF THE LAND DESCRIBED IN DEED RECORDED JULY 15, 1983 AS INSTRUMENT NO. 83-806705 OF OFFICIAL RECORDS; THENCE PARALLEL WITH SAID WESTERLY LINE SOUTH 0 DEGREES 03 MINUTES EAST 122.91 FEET TO A POINT IN SAID SOUTHERLY LINE; THENCE ALONG SAID SOUTHERLY LINE SOUTH 89 DEGREES 57 MINUTES WEST 50 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION

(continued)

PARCEL 17:

THE NORTHERLY 45.82 FEET OF THE SOUTHERLY 145.82 FEET, EXCEPT THE WESTERLY 820 FEET OF LOT 96 OF TRACT 4671, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 56, PAGES 30 AND 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 18:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 96 OF TRACT 4671, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 56, PAGES 30 AND 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE WESTERLY 175.17 FEET TO A POINT IN THE SOUTH UNE OF SAID LOT DISTANT 820 FEET EASTERLY THEREON FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE PARALLEL WITH THE WEST UNE OF SAID LOT NORTHERLY 50 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH UNE OF SAID LOT, 172.69 FEET, MORE OR LESS, TO THE WEST UNE OF MAIN STREET, AND THENCE SOUTHERLY 50.06 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

NOTE: PARCELS 1 TO 16 ABOVE IS ALSO KNOWN AS PARCEL 1 OF PARCEL MAP NO. 24606, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 298 PAGES 1 AND 2 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

END OF LEGAL DESCRIPTION

**CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

**EXHIBIT "B"
CONDITIONS OF PROJECT APPROVAL
SITE PLAN AND DESIGN REVIEW NO. 1810-19**

I. INTRODUCTION

1. USA Waste of California, Inc., (“Applicant”) owns the transfer station located at 135-401 Francisco Street, 19803-19809 Main Street, 19821 Main Street and 19831 Main Street, Carson, CA, consisting of APNs 7336-005-052 and 7336-005-053 (“Site”). Applicant submitted to the City Planning Department for approval its Development Permit Application and its Concept Site Plan on November 12, 2019, as modified by Site Plans submitted on January 13, 2020, and February 17, 2020 (“Project”).
2. The Project is subject to that “Carson Transfer Station Agreement” executed between the City and Applicant and effective on October 1, 2019 (the “Transfer Station Agreement”). The Project will also be subject to a “Transfer Station Improvement & Operations Agreement” (the “Operations Agreement”) which has been negotiated by the parties as contemplated in Section 3.F of the Transfer Station Agreement. These Conditions of Project Approval and final project approvals shall be attached as an exhibit to, and incorporated into, the Operations Agreement.
3. The Site use was previously approved for operation of the existing transfer station thereon by the City on or about March 26, 1996, pursuant to City Resolution 96-1612, Conditional Use Permit 391-92 with attendant Variances 390-96 and 391-06 and conditions of approval, conditionally permitting Applicant’s operation of the Carson TS, which approvals were subsequently amended on several occasions, all of which approvals and amendments, are collectively referenced herein as the “1996 CUP”. The 1996 CUP shall continue in effect through the Term as defined in the Transfer Station Agreement, and its provisions shall not be modified or altered except as otherwise governed by the Transfer Station Agreement and Operations Agreement.
4. The City and Applicant shall in good faith negotiate and execute that Operations Agreement as contemplated and directed by Section 3.F of the Transfer Station Agreement. The term of the Operations Agreement shall be commensurate with the term and provisions of the Transfer Station Agreement.

II. GENERAL CONDITIONS

1. These Conditions of Project Approval (“Approval”) shall become null and void two years following the effective date of Project approval and expiration of all appeals as provided for under the Transfer Station Agreement, defined below, unless a building permit is issued and construction is commenced and diligently pursued toward completion or a time extension has been approved by the Director of Community Development for this Approval. This Approval does not supersede any individual time limits specified herein for performance of specific conditions or improvements.
2. This Approval and a 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 in all future development plan submittals, including any revisions and the final working drawings.
3. The Applicant’s Project plans shall conform to all the Conditions of Project Approval and shall be reviewed and approved by the Planning Division prior to the issuance of a Building Permit.
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 Director of Community Development in order to comply with all the Conditions of Approval and applicable Zoning Ordinance provisions. Substantial revisions may require review and approval by the Planning Division. If so, such revisions shall be approved by the Planning Division.
6. The Applicant shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within thirty (30) days of receipt of the final approval of these Conditions of Approval.
7. Pursuant to Municipal Code section 2704, the Planning Commission shall consider the proposed Project approvals (site plan, building permit and design review), and if approved, that decision shall be subject to appeal within 15 days pursuant to section 9173.4. The Planning Commission shall also consider adoption of the Notice of Exemption (NOE) proposed by staff for the Project pursuant to CEQA. The City Council shall consider the Operations Agreement and, if a timely appeal is filed, the project approvals. The Council shall also consider adoption of a NOE for purposes of its discretionary approval(s) under CEQA.
8. A modification of the Conditions of Approval, including additions or deletions, may be considered upon filing of an Application by the Applicant or his/her authorized representative in accordance with Section 9173.1 of the Zoning

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Ordinance provided that Section 91731.1B.2 shall not apply to any such requests by Applicant.

9. There is no specific plan for this area and the proposed Project is compatible with the area.
10. It is further made a Condition of this Approval that if any Condition is violated, this Approval may be revoked pursuant to Article 9.0 of the Operations Agreement.
11. All future 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 Applicant shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to the Reimbursement Agreement between Applicant and the City effective February 19, 2020.
12. Indemnification. The Parties shall comply with the Indemnity provisions in Article 10 of the Operations Agreement.

III. ON-SITE LANDSCAPING/IRRIGATION

1. Applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
2. Landscaping shall be provided with a permanently installed, automatic irrigation system and operated by an electrically-timed controller station set for early morning or late evening irrigation.
3. The proposed irrigation system shall include best water conservation practices.
4. Installation, maintenance, and repair of all landscaping shall be the responsibility of the Applicant.
5. Prior to Issuance of Building Permit, the Applicant shall submit two sets of landscape and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division.
6. Landscaping, to include trees and vines, shall be used to screen truck parking and a property line wall along the western property line, subject to approval by the Planning Division and the Department of Public Works.
7. All new and retrofitted landscape of 500 square feet or greater is subject to the Model Water Efficient Landscape Ordinance (MWELo) per Department of Water Resources Title 23, Chapter 2.7.

IV. PLANNING DIVISION

1. All proposed building and site improvements shall be completed per the “Carson Transfer Station Agreement”.
2. There shall be no substantial deviation of architectural design or details from the approved set of Project plans. Any substantial alteration shall be first approved by the Planning Division.

V. DEPARTMENT OF PUBLIC WORKS - ENGINEERING SERVICES

1. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
2. A construction permit is required for any work to be done in the public right-of-way.
3. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Division prior to issuance of permit by Engineering Division for such work.
4. Proof of Worker’s Compensation and Liability Insurance shall be submitted to the city prior to issuance of permit by Engineering Division.
5. The Applicant shall submit an electronic copy of **approved** plans to the City of Carson – Engineering Division, prior to the issuance of construction permits.
6. If applicable to the Project, provide CC&R’s (covenants, conditions, and restrictions) to address drainage responsibilities are required.
7. If applicable to the Project, soils report, drainage concept, hydrology study or stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, sewer, drainage concept, hydrology study and stormwater information have been received and found satisfactory. Comply with measures recommended in the approved soils report, drainage concept, hydrology study and stormwater quality plan.
8. If applicable to the Project, quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
9. Pursuant to Section 3 of the Transfer Station Agreement, the Applicant has agreed to implement Transfer Station improvements worth Five Million Dollars (\$5,000,000.00) at the Site, including payment of all permit fees (“Project Budget”). Applicant will implement the on-Site Project improvements as entitled by Site Plan and Design Review No. 1810-19. Applicant has selected EVR Design+Build dba DBKO Design+Build as its contractor to perform this work. If, following completion of all on-Site Project Improvements and receipt of final

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approval of the Project by the City Engineer, Planning Manager and the Building Official, funding remains in the Project Budget, then any such remaining Project Budget funds shall be applied to the following Off-Site Improvements in the order of priority listed here:

- a) *Off-site Priority No. 1:* The Applicant shall submit plans to the Engineering Division for improvements in the public right of way in the order of precedence below for review and approval by the City Engineer. A copy of the final Conditions of Approval shall be attached to the plans when submitted. The following improvements shall be implemented in order of precedence subject to and not exceeding the Project Budget as follows:
 - i) Repair any broken or raised/sagged or non-compliant sidewalk, or non-standard curb and gutter within the public right of way along W. Francisco Street and Main Street abutting the Site per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
 - ii) Install new sidewalk along W. Francisco Street and Main Street abutting the Site per City of Carson PW Standard Drawing No. 115, case 2, and Drawings No. 117
 - iii) Remove and replace any broken/damaged driveway approach within the public right of way along W. Francisco Street and Main Street abutting the Site per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
 - iv) Remove unused driveway approach, if any, within the public right of way along W. Francisco Street and Main Street abutting the Site and replace it with full height curb and gutter and sidewalk per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
 - v) Modify existing driveways within the public right of way along W. Francisco Street and Main Street abutting the Site per City of Carson PW Standard Drawings to comply with the ADA requirements and to the satisfaction of the City Engineer.
 - vi) Remove all existing street trees on W. Francisco Street and Main Street abutting the Site within the public right of way.
 - vii) Plant new 15 gallon Chinese Pistache parkway trees at 25ft on center, offset 20ft from any existing or proposed driveway, in the public right of way along W. Francisco Street and Main Street abutting the Site per City of Carson PW Standard Drawings Nos. 117, 132, 133 and 134.
 - viii) Install irrigation system for the parkway trees to be planted within the public right of way along W. Francisco Street and Main Street abutting the Site. Irrigation system for parkway trees will be maintained and operated by City. Applicant will only be responsible for installation.
 - ix) If applicable to the Project, install/modify existing wheelchair ramp at the corner of W. Francisco Street and Main Street per City of Carson PW Standard Drawings, in compliance with ADA requirements.

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- x) Install striping and pavement legend per City of Carson PW Standard Drawings.
 - xi) If applicable, streets abutting the Project 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).
- b) *.Off-Site Priority No. 2:* All existing overhead utility lines 12 kilovolts and less along W. Francisco Street and Main Street shall be underground to the satisfaction of the City Engineer. Undergrounding cost estimate shall be prepared by Southern California Edison and shall be submitted to the City Engineer

The determination of whether funds remain in the Project Budget for the Off-Site improvements set forth in this Approval shall be based on the actual costs and expenses incurred by Applicant in the design, engineering, permitting and construction of the On-Site Project improvements and shall be supported by appropriate documentation such as invoices, receipts, etc. Nothing in this Condition shall be interpreted as waiving or limiting Applicant's obligation to implement the entitled On-Site Project improvements (i.e., odor control, building enclosure, building upgrades, on-site landscaping). Nothing in this Condition 9 or in any other Condition of this Approval shall be interpreted or deemed as requiring Applicant to implement Off-Site improvements, or any part thereof, that would cause it to incur Project costs or expenses in excess of the Project Budget.

- 10. If applicable to the Project, the Applicant shall comply with all requirements from L.A. County Sewer Maintenance Division for maintenance of new and/or existing sewer main, relating to this Project, prior to release of all improvement bonds.
- 11. If applicable to the Project, the Applicant shall construct and guarantee the construction of all required and previously approved Street Improvements to the satisfaction of the City of Carson Public Works Inspector and the City Engineer.
- 12. If applicable to the Project, all new utility lines, servicing the proposed Project shall be underground to the satisfaction of the City Engineer.

VI. DEPARTMENT OF PUBLIC WORKS – WATER QUALITY

- 1. Prior to issuance of **Building Permit**, the proposed Project is subject to the following:
 - a. Per City of Carson ordinance 5809, Applicant shall comply with all applicable Low Impact Development (LID) requirements and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations to the satisfaction of the City Engineer.

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- b. Applicant shall apply for a *Construction Activities Stormwater General Permit* from the State Water Resources Control Board.
 - c. Applicant shall provide a copy of an approved SWPPP stamped by Los Angeles County Building and Safety Division along with WDID number.
 - d. Applicant shall provide contact information of the Qualified Storm Water Developer (QSD) and/or Qualified SWPPP (Storm Water Pollution Prevention Plan) Developer (QSP) of the site to Julio Gonzalez via E-mail JGonzalez@Carson.ca.us.
 - e. Applicant shall submit digital copies of the LID/NPDES/Grading Plans, hydrology and Hydraulic analysis concurrently to City of Carson, Engineering Services Department and Los Angeles County Building & Safety Division. Deliver copy to Julio Gonzalez via E-mail JGonzalez@Carson.ca.us.
 - f. Applicant shall complete, sign and return the *Stormwater Planning Program LID Plan Checklist* form and return to City of Carson Engineering Services Division.
2. The proposed Project is subject to the following:
- a. For any structural and/or treatment control device installed, Applicant shall record a maintenance covenant pursuant to Section 106.4.3 of the County of Los Angeles Building Code and title 12, Chapter 12.80 of the Los Angeles County Code relating to the control of pollutants carried by storm water runoff. In addition, an exhibit shall be attached to identify the location and maintenance information for any structural and/or treatment control device installed.
 - b. Applicant shall complete and submit digital BMP Reporting Template Spreadsheet to Sustainability Administrator, Julio Gonzalez at jgonzale@carson.ca.us.
 - c. Covenant shall be reviewed and approved by the City Engineer prior to recordation with the Los Angeles County Registers Recorder/County Clerk.
 - d. RECORDATION is the responsibility of the Applicant. Provide a copy of the recorded covenant agreement to City Engineer.
 - e. Inspection will be conducted once a year after all Post Construction Best Management Practices (BMP) are constructed.
 - f. Applicant shall provide an approved Notice of Termination (NOT) by the State Water Resources Control Board.

VII. LA COUNTY - BUILDING AND SAFETY DIVISION

1. Submit development plans for plan check review and approval.
2. Obtain all appropriate building permits and an approved final inspection for the proposed Project.

3. Prior to issuance of building permit, proof of worker’s compensation and liability insurance must be on file with the Los Angeles County Building and Safety Division.

VIII. LA COUNTY - FIRE DEPARTMENT

1. The proposed Project shall comply with all Los Angeles County Fire Department requirements.

IX. BUSINESS LICENSE

1. All parties involved in the subject Project including to but not limited to contractors and subcontractors are required to obtain a city business license per Section 6310 of the Carson Municipal Code.