

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 24- 2871

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON CONDITIONALLY APPROVING SITE PLAN AND DESIGN REVIEW NO. 1887-22 AND CONDITIONAL USE PERMIT NO. 1115-21 CONTINGENT UPON CITY COUNCIL ADOPTION AND APPROVAL OF, AND RECOMMENDING THAT THE CITY COUNCIL ADOPT AND APPROVE, MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM AND DEVELOPMENT AGREEMENT NO. 32-22 FOR A PROPOSED BATTERY ENERGY STORAGE SYSTEM (BESS) FACILITY LOCATED AT 23320 ALAMEDA STREET, APN 7315-020-022.

WHEREAS, on November 21, 2021, the Department of Community Development received an application from Avocet Energy Storage, LLC (“Avocet”) for the following entitlements for a proposed battery energy storage system (BESS) facility on a 6.96-acre parcel currently developed as a recycling center located at 23320 Alameda Street (APN 7315-020-022) and legally described in Exhibit "A" attached hereto (the “Property”):

- Mitigated Negative Declaration, including Mitigation Monitoring and Reporting Program, for environmental review pursuant to CEQA;
- Development Agreement (DA) No. 32-22, to grant specified development rights in exchange for provision of specified community benefits;
- Site Plan Review and Design Review (DOR) No. 1887-22, to approve the development plan for the project; and
- Conditional Use Permit (CUP) No. 1115-21, to approve the proposed use of the project.

WHEREAS, the proposed use and development is an approximately 200-megawatt BESS consisting of lithium-ion batteries installed in racks, inverters, medium-voltage transformers, switchgear, a collector substation, and other associated equipment to interconnect into the Southern California Edison (SCE) Hinson Substation. The enclosures would have battery storage racks, with relay and communications systems for automated monitoring and management of the batteries to ensure design performance. A battery management system would be provided to control the charging/discharging of the batteries, along with temperature monitoring and control of the individual battery cell temperature with an integrated cooling system. Power inverters to convert between AC and DC, along with transformers to step up the voltage, would also be included.

A single 220kV generation transmission line (gen-tie line) would interconnect the proposed project to the existing SCE Hinson Substation to transfer power. The proposed gen-tie route would extend approximately 1.1 miles from the project site, crossing three jurisdictions: the City of Carson, the City of Los Angeles, and the City of Long Beach. The overhead portion of the gen-tie line will span from the project site to the east for approximately 0.45-mile, crossing over the

Dominguez Channel, a City of Carson right-of-way known as Intermodal Way (for which developer will be granted an easement from the City in exchange for fair market value compensation pursuant to aerial easement agreement, the form of which is attached to the Development Agreement) and Union Pacific Railroad properties to reach the transition point, from which it will run underground to the SCE Hinson Substation. Two on-site transmission poles up to 175 feet in height, as well as additional off-site transmission poles up to 175 feet in height, would be required for the overhead portion. The proposed project would provide a service to the regional electric grid by receiving energy (charging) from the SCE electric transmission system, storing energy on site, and then later delivering energy (discharging) back to the point of interconnection (SCE Hinson Substation).

WHEREAS, following an initial study, the City of Carson (“City”), as lead agency, prepared and made available a Draft Mitigated Negative Declaration (State Clearinghouse SCH No. 2024040695) (“Draft MND”) for public review and comment pursuant to CEQA Guidelines Section 15070. The public review period was from April 16, 2024, through May 16, 2024.

WHEREAS, during the 30-day public review period, comments were received on the Draft MND from two interested public agencies. Although the CEQA Guidelines do not require a Lead Agency to prepare written responses to comments received, the City, via its Planning staff and environmental consultant, prepared written responses with the intent of conducting a comprehensive and meaningful evaluation of the proposed project, as shown in the Final Initial Study/Mitigated Negative Declaration (“Final MND”).

WHEREAS, an Errata to the Draft MND was included in the Final MND, incorporating changes that do not constitute “substantial revisions” to the Draft MND; rather, they provide clarification, amplification, and/or insignificant modifications to the Draft MND based on the public comments on the Draft MND or additional information received during the public review period. Accordingly, the changes did not warrant Draft MND recirculation pursuant to CEQA Guidelines Section 15073.5.

WHEREAS, the Draft MND found potentially significant impacts to biological resources, geology and soils, and mandatory findings of significance. With the inclusion of the mitigation measures set forth in the Mitigation and Monitoring and Reporting Program in the Final MND, which are included as enforceable conditions of project approval, all potential environmental impacts of the project are mitigated to the maximum extent feasible and below a level of significance.

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 9th day of July 2024, conduct a duly noticed public hearing as required by law to consider the project application. Notice of the hearing was posted on the subject property, mailed to property owners of properties within a 750-foot radius of the project site, and published in a newspaper of general circulation in the City by June 29, 2024.

WHEREAS, the Planning Commission, having duly reviewed and considered the project and all associated documents and evidence in the record, hereby intends to take the following actions with respect to the project: (i) recommend to the City Council adoption of the Final MND and approval of DA No. 32-22; and (ii) approve DOR No. 1887-22 and CUP No. 1115-21, contingent upon City Council approval of the Final MND and DA No. 32-22 and subject to the conditions of approval set forth in Exhibit “B” hereto (“Conditions”).

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

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

SECTION 1. The Planning Commission finds that the foregoing recitals are true and correct, and the same are incorporated herein by this reference as findings of fact.

SECTION 2. With respect to **Site Plan and Design Review No. (DOR) 1887-22**, the Planning Commission finds that, with the inclusion of the Conditions:

- a) The proposed development plan is compatible with the General Plan, including but not limited to the Heavy Industrial Land Use Designation applicable to the Property.

As stated in the General Plan, the Heavy Industrial designation is intended to provide for the full range of industrial uses that are acceptable within the community, but whose operations are more intensive and may have nuisance or hazardous characteristics, which for reasons of health, safety, environmental effects, or general welfare, are best segregated from other uses, and uses handling hazardous materials would be permitted only with proper safeguards and a conditional use permit.

The proposed development plan involves installation of a large number of lithium-ion batteries, which are hazardous materials, on racks in battery enclosures. However, the proposed development, as conditioned, will be properly segregated from other uses and had been subjected to proper safeguards and a conditional use permit. Conditions have been imposed as required by the City's hazardous materials land use regulations (CMC 9141.1), and to require, among other safeguards, a reinforced CMU block wall, 10' in height, to be built around the entire perimeter of the Property, except for the access driveway on Alameda Street, which per the Final MND will be gated. The wall shall be a containment wall, engineered to withstand and contain the blast hazard associated with the project, to the reasonable satisfaction of the City Engineer and the Los Angeles County Fire Marshal. Additionally, per the Conditions, none of the battery enclosures shall be within 25' of any property line, and the battery enclosures shall be equipped with internal, failsafe heat and gas detection and alarm systems, which shall provide audio and visual early warnings of increases in heat or gas in any battery enclosure to a third-party reporting station that actively monitors for such warnings on a 24/7/365 basis. Furthermore, whenever any of the batteries fail, reach the end of their useful life, or need to be disposed of due to a legal requirement or due to their continued presence posing an added risk to public health or safety, Developer shall promptly discontinue use and dispose of such batteries in accordance with all applicable laws and regulations, including but not limited to those related to hazardous materials and hazardous waste

The proposed development is also compatible with the surrounding uses, which are predominantly heavy industrial, as the subject property and surrounding area is zoned MH-D (Manufacturing Heavy – Design Overlay). There is no applicable specific plan for the area.

- b) The proposed development plan 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 and open spaces, and other features relative to a harmonious and attractive development of the area.
- c) The proposed development plan provides for convenience and safety of circulation for pedestrians and vehicles. The development would have pedestrian and vehicular accessibility via one access driveway on Alameda Street. A paved 26-foot-wide internal access road would surround the BESS portion of the project site. The proposed

development would include five parking spaces on-site near the proposed operations & maintenance (O&M) storage area, which complies with the Zoning Ordinance parking requirements. The project would generate very few traffic trips, as the BESS facility would not be open to the public and would not involve daily employee staffing or truck servicing. The proposed project and project-related offsite improvements would be unoccupied and monitored remotely. Minimal periodic employee visits would be conducted for on-site equipment inspections, monitoring, and testing.

- d) There is no proposed signage for the project. Any signage associated with the project will be pursuant to a separate permit and shall exhibit attractiveness, effectiveness, and restraint in signing graphics and color.
- e) The proposed development will be in one phase (i.e., will not be a phased development).
- f) The required findings pursuant to Section 9172.23(D), "Site Plan and Design Review," can be and are made in the affirmative.

SECTION 3. With respect to **Conditional Use Permit No. 1115-21**, the Planning Commission finds that, with the inclusion of the Conditions:

- a) The proposed use and development will be consistent with the General Plan. As noted above, uses handling hazardous materials on properties designated Heavy Industrial cannot be permitted without proper safeguards and a conditional use permit. The project batteries, which will be lithium-ion, constitute hazardous materials. Accordingly, a conditional use permit is required pursuant to CMC 9141.1. The required conditions of approval set forth in CMC 9141.1 have been incorporated into the Conditions, and additional health and safety measures have been incorporated into the Conditions as discussed above, in addition to the required Fire Department review and approval which must occur prior to issuance of any City permits, per the Conditions. The proposed use and development is consistent with the General Plan policies.
- b) The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development.
- c) There will be adequate street access and traffic capacity. See Section 2(c), above.
- d) There will be adequate water supply for fire protection. The project is conditioned to require approval of the Los Angeles County Fire Department prior to City issuance of any demolition, grading or building permits. Additionally, several Fire Department conditions of approval have been included in the Conditions, one of which provides, "The required total fire flow from the on-site fire hydrants is 2,500 GPM at 20 psi residual pressure for 2 hours duration. A single on-site fire hydrant shall be capable to supply a fire flow of 1,250 GPM @ 20 psi residual pressure for 2 hours, including one being located the furthest from the public fire hydrant. The location of the required on-site fire hydrant(s) will be confirmed during the Fire Department review of the architectural/construction plans prior to issuance of any building or construction permit."
- e) The proposed use and development will be compatible with the intended character of the area, which is heavy industrial in nature, as the subject property is designated Heavy Industrial in the General Plan and is zoned MH-D.

SECTION 4. With respect to **Development Agreement No. 32-22** ("DA"), pursuant to Government Code Sections 65864 through 65869.5, as applicable, the Planning Commission finds that, with the inclusion of the Conditions:

- a) The DA is consistent with the City’s General Plan and will further the overall public health, safety, and welfare in the City.
- b) Avocet has entered into a contract giving it an option to lease the Property for a period of twenty (20) years from the time the option is exercised, and as such, Avocet possesses the requisite legal or equitable interest in the Property under Government Code §65865 that allows the City and Avocet to enter into the DA. However, the DA will not go into effect until after Avocet exercises its option and secures a leasehold interest in the Property, as detailed in DA Sections 1.19 and 7.8.
- c) The DA, in Article 3, outlines the public benefits that the project will contribute towards community public benefits to the City. The community benefits include: (i) payment of Interim Development Impact Fees (IDIF) per the City’s Municipal Code (anticipated to be \$372,227.20 if paid during FY 24-25); (ii) payment of a “CFD Payment” as set forth in Section 3.2 (anticipated to be \$137,825 if paid during FY 24-25) in lieu of annexing the Property into the Citywide CFD No. 2018-01; and (iii) payment of a “Battery Fee” as set forth in Section 3.3 (in an amount that could be anywhere from \$100,000 to \$3,067,400, depending on whether and to what extent the project batteries are purchased in a way that generates sales tax revenue for the City), in addition to likely generating significant sales tax revenue to the City from the purchase of project batteries. The project will also provide additional health & safety features as outlined in Section 3.4 and detailed in the Conditions (and discussed above).
- d) The approval of the DA will allow for the orderly development of the project on a 6.96-acre parcel which is suitable for the proposed use, is in conformity with public convenience and good land use practices, will not adversely affect the orderly development of property, and will not adversely affect property values. The term of the DA is 20 years, subject to tolling as provided in Section 2.6 of the DA.
- e) The DA provides for a public convenience through significant monetary benefits which will contribute to programs and services designed to provide for the health, safety and welfare of the public, thereby exhibiting good land use practices.
- f) The DA is in compliance with the procedures established by the City Council as required by Government Code Section 65865(c).
- g) The DA is in compliance with the provisions of Government Code Sections 65864 through 65869.5.

SECTION 5. The Planning Commission further: (1) finds pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, dated April 2024 as circulated on April 16, 2024, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; (2) finds the Mitigated Negative Declaration has been prepared and considered in compliance with CEQA and contains all required contents pursuant to CEQA Guidelines Section 15071; (3) finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; (4) finds the mitigation measures identified in the Mitigated Negative Declaration have been made enforceable conditions on the project (as they are included in the Conditions); and (5) recommends that the City Council make the foregoing findings and adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration, which are available for public review at <https://ci.carson.ca.us/CommunityDevelopment/AvocetBESS.aspx> and are incorporated into this Resolution by reference.

A Notice of Intent was prepared and issued in compliance with CEQA Guidelines Section 15072 on April 16, 2024. The Draft MND was published, circulated, and made available for public review in accordance with the requirements of CEQA, including CEQA Guidelines Section 15073 on April 16, 2024. During the 30-day public comment period that concluded on May 16, 2024, two (2) public comment letters were received on the Draft MND, both from interested public agencies. Although the CEQA Guidelines do not require a Lead Agency to prepare written responses to public comments received, the City, via its Planning staff and environmental consultant, prepared written responses in the interest of conducting a comprehensive and meaningful environmental review of the project. An Errata to the Draft MND was included in the Final MND, incorporating text changes resulting from public comments on the Draft IS/MND, or additional information received during the public review period. The text changes merely provide clarification, amplification, and/or insignificant modifications to the Draft MND. The public comments did not warrant, and the text changes do not constitute, substantial revisions to the Draft IS/MND, and therefore did not require Draft IS/MND recirculation pursuant to CEQA Guidelines Section 15073.5.

The documents or other materials which constitute the record of proceedings upon which this recommended decision is based are on file with the City's Planning Division.

SECTION 6. Based on the findings and conclusions set forth above, the Planning Commission hereby: (1) approves DOR No. 1887-22 and CUP No. 1115-21 contingent upon City Council adoption of the Final MND (including the MMRP) and approval of DA No. 32-22, and subject to the Conditions; and (2) recommends that the City Council adopt the Final MND (including MMRP) and approve DA No. 32-22 (including an appropriate adopting ordinance to be prepared by staff), subject to the Conditions. For the avoidance of doubt, and notwithstanding anything to the contrary, the foregoing contingent and recommended approvals and permits do not extend to the project-related offsite improvements located outside the boundaries of the City of Carson, to the extent such approvals or permits would exceed the City's jurisdiction under applicable law.

SECTION 7. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

APPROVED and ADOPTED this 9th day of July 2024.

CHAIRPERSON

ATTEST:

SECRETARY

Exhibit A: Legal Description
Exhibit B: Conditions of Approval



First American

ISSUED BY

First American Title Insurance Company

File No: NCS-1171056-NRG

Exhibit A

File No.: NCS-1171056-NRG

The Land referred to herein below is situated in the City of Carson and City of Los Angeles, County of Los Angeles, State of California, and is described as follows:

PARCEL 1: (APN: 7315-020-021)

THE NORTHEASTERLY 640.00 FEET OF THAT PORTION OF LOT 1 OF TRACT NO. 10844, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 301 PAGES 37, 38, AND 39](#) OF MAPS, RECORDS OF SAID COUNTY, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF THE LAND AS DESCRIBED IN THE DOCUMENT RECORDED SEPTEMBER 9, 1998 AS INSTRUMENT NO [98-1608470](#), OFFICIAL RECORDS.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING SOUTHWESTERLY OF A LINE PARALLEL WITH AND DISTANT 348.00 FEET, AS MEASURED AT RIGHT ANGLES, FROM SAID SOUTHWESTERLY LINE OF SAID INSTRUMENT NO. [98-1608470](#), AND LYING SOUTHWESTERLY OF A LINE PARALLEL WITH AND DISTANT 87.00 FEET, AS MEASURED AT RIGHT ANGLES, FROM THE NORTHEASTERLY LINE OF SAID LOT 1.

SAID LAND IS ALSO SHOWN AS PARCEL 1 ON CERTIFICATE OF COMPLIANCE NO. 210-06, AS EVIDENCED BY DOCUMENT RECORDED DECEMBER 27, 2006 AS INSTRUMENT NO. [2006-2876653](#) OF OFFICIAL RECORDS

PARCEL 2: (APN: 7315-020-022)

THAT PORTION OF THE NORTHEASTERLY 640.00 FEET OF THAT PORTION OF LOT 1 OF TRACT NO. 10844, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 301 PAGES 37, 38, AND 39](#) OF MAPS, RECORDS OF SAID COUNTY, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF THE LAND AS DESCRIBED IN THE DOCUMENT RECORDED SEPTEMBER 9, 1998 AS INSTRUMENT NO [98-1608470](#), OFFICIAL RECORDS, AND LYING SOUTHWESTERLY OF A LINE PARALLEL WITH AND DISTANT 348.00 FEET, AS MEASURED AT RIGHT ANGLES, FROM SAID SOUTHWESTERLY LINE OF SAID INSTRUMENT NO. [98-1608470](#), AND LYING SOUTHWESTERLY OF A LINE PARALLEL WITH AND DISTANT 87.00 FEET, AS MEASURED AT RIGHT ANGLES, FROM THE NORTHEASTERLY LINE OF SAID LOT 1.

SAID LAND IS ALSO SHOWN AS PARCEL 2 ON CERTIFICATE OF COMPLIANCE NO. 210-06, AS EVIDENCED BY DOCUMENT RECORDED DECEMBER 27, 2006 AS INSTRUMENT NO. [2006-2876653](#) OF OFFICIAL RECORDS

PARCEL 3: APN: 7315-011-903

THAT PORTION OF THE MARIA DOLORES DOMINGUEZ DE WATSON 3365.95 ACRE ALLOTMENT IN THE RANCHO SAN PEDRO, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, IN [BOOK 1 PAGES 119, 120 AND 121](#) OF PATENTS, AS SHOWN ON CLERKS FILED MAP NO. 145, FILED IN CASE NO. [3284](#) OF SUPERIOR COURT, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN A STRIP OF LAND 250 FEET WIDE, 125 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT A POINT IN THE WESTERLY LINE OF THAT CERTAIN STRIP OF LAND, 120 FEET WIDE, DESCRIBED IN THE SECOND PARCEL OF A DEED TO THE PACIFIC ELECTRIC RAILWAY COMPANY, RECORDED IN [BOOK 1835 PAGE 251](#)

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

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**CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
CONDITIONS OF APPROVAL
EXHIBIT "B"**

**SITE PLAN AND DESIGN REVIEW NO. 1887-22,
CONDITIONAL USE PERMIT NO. 1115-21,
DEVELOPMENT AGREEMENT NO. 32-22**

GENERAL CONDITIONS

1. Site Plan and Design Overlay Review No. 1887-22, Conditional Use Permit No. 1115-21, and Development Agreement No. 32-22 is for the development of an approximately 200-megawatt battery energy storage system (BESS) and project-related offsite improvements (as detailed in the Final Mitigated Negative Declaration for the project and in Development Agreement No. 32-22) at 23320 Alameda Street (APN: 7315-020-022) ("Project").
2. Development project approval for Design Overlay Review No. Review No. 1887-22, Conditional Use Permit No. 1115-21, and Development Agreement No. 32-22 shall become null and void if building permits are not issued within three years of the effective date of the Development Agreement No. 32-22, subject to tolling as provided in Section 2.6 of the Development Agreement unless an extension of time is requested prior to expiration and approved by the Planning Commission.
3. The applicant shall submit a complete set of electronic plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to Building and Safety plan check submittal.
4. ***Interim Development Impact Fee:*** In accordance with Article XI (Interim Development Impact Fee Program) of the Carson Municipal Code ("CMC"), the Project and the developer thereof, including the applicant, property owner, tenant, permittee/holder of the Project entitlements, and successor to whom the Project entitlements are assigned ("Developer"), shall be responsible for payment of one-time interim development impact fees ("IDIF") at the applicable amounts/rates detailed below for each square foot of industrial development constructed for the Project. If the Project increases or decreases regarding the square footage constructed, the total IDIF amount will be adjusted accordingly at the applicable rate.

Per CMC 11504, the IDIF shall be paid per building prior to issuance of the applicable building permit, and the applicable IDIF rate (detailed below) shall be that in effect at the time of such payment. No building permit shall be issued prior to the full payment of the required IDIF amount for such building, which payment shall be made in one lump sum installment. IDIF amounts/rates are subject to adjustment every July 1st based on State of California Construction Cost Index (Prior March to Current March Adjustment), per CMC Section 11500.

The fee for Fiscal Year 2024-2025 IDIF is set at \$3.56 per square foot for all square footage of Battery Enclosures (approximately 114,920 square feet), inclusive of a credit of \$36,888 calculated at \$3.18 per square foot at 11,600 square feet for demolition of the existing 11,600 square foot building on the property. Therefore, if IDIF is paid for the Project between July 1, 2024, to June 30, 2025, the required amount will be \$372,227.20.

Subsequent fiscal year IDIF rates have not yet been determined.

To understand the requirements in more detail, please visit the City's IDIF webpage at: <https://ci.carson.ca.us/communitydevelopment/IDIFProgram.aspx> and/or contact James Nguyen at jnguyen@carsonca.gov or 310-952-1700 ext. 1310

Notice of Imposition of Interim Development Impact Fees; Right to Protest

Pursuant to CMC Section 11503, Developer is hereby notified of the IDIF imposed on the Project, as described and in the amount stated above. In accordance with Government Code Section 66020, Developer may protest the imposition of the IDIF on the Project by complying with the requirements set forth in CMC 11900. Any such protest shall be filed within ninety (90) days after the effective of approval by the City of the entitlement(s) or permit(s) that is/are the subject of these conditions of approval. The ninety (90) day approval period in which the Developer may submit a protest has begun as of the effective date of the City's approval of the entitlement(s) or permit(s) that is/are the subject of these conditions of approval.

5. Prior to issuance of any temporary or final Certificate of Occupancy, the then-owner(s) and tenant(s) of the premises holding Conditional Use Permit that is the subject of these conditions: (i) shall file a certification with City stating under penalty of perjury (a) whether the use possesses or may possess or use hazardous materials, (b) itemizing the specific types of hazardous materials that will or may be possessed or used, specifying the quantities (both then-current and anticipated maximum quantities) that will or may be possessed or used at any given time, both on an itemized basis and cumulatively, and (c) reporting any outstanding violations of state Unified Program regulations and the status of efforts or measures taken to correct same. If at any time any information specified in the certification becomes outdated or is no longer accurate, the then-owner(s) and tenant(s) of the premises holding Conditional Use Permit that is the subject of these conditions must submit, within thirty (30) days after learning that the information is no longer accurate, an addendum to the certification which includes the corrected/updated information; and (ii) submit to City inspections of the subject premises at least once per year for compliance with the Carson Municipal Code and the permit conditions and identification of any and all hazardous materials present at the location, including reporting of such inspection to the Certified Unified Program Agency having jurisdiction in the City (the Los Angeles County Fire Department, Health Hazardous Materials Division) when the inspector finds any suspected violations of State Unified Program regulations identified during the inspections.

6. **Transmission Easement Agreement. An executed Transmission Easement Agreement between the City (together with its successors and assigns) and Avocet Energy Storage LLC City issuance of any permits.**
7. Developer shall comply with all city, county, state, and federal regulations applicable to the Project.
8. Developer shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Any revisions will require review and approval by the Planning Division.
9. A modification of these conditions, including additions or deletions, may be considered upon filing of an application by Developer in accordance with the Carson Municipal Code.
10. It is further made a condition of this approval that if any of these conditions is violated, or if any applicable law, statute, or ordinance is violated, the subject entitlement(s) may be revoked by the Planning Division (or Commission), as may be applicable, in accordance with CMC 9172.28 and the Development Agreement .
11. Precedence of Conditions. If any of the Conditions of Approval alter a commitment made by Developer in another document, the conditions enumerated herein shall take precedence except as otherwise provided in Development Agreement No. 32-22.
12. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits, and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
13. 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 by Developer 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. City may make demands for additional deposits to cover all expenses over a period of 60 days, and funds shall be deposited within 15 days of the request therefor, or work may cease on the Project.
14. Indemnification. Developer shall defend, indemnify, and hold harmless the City of Carson, its agents, officers, and employees, and each of them, on the terms provided in Development Agreement No. 32-22 and the Reimbursement and Indemnification Agreement entered into by and between the City and Avocet Energy Storage, LLC dated April 6, 2023.
15. Developer shall pay all applicable City fees when due, and at the applicable rate.

AESTHETICS

16. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division.
17. **All above-ground gen-tie line transmission poles shall be designed, stealthed, and/or concealed so to be aesthetically compatible with the surrounding built and/or natural environment to the extent technically feasible. The materials used in constructing the transmission poles shall not be unnecessarily bright, shiny, garish, or reflective and must be painted with flat/neutral colors subject to the approval of the Planning Division before any City issuance of permits, and shall be repainted upon request of the Planning Division as necessary to maintain the quality of the paint and avoid fading, chipping, peeling, cracking, etc.**
18. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
19. Prior to Issuance of Building Permit, a wall design specification and plan details including colors and materials must be submitted and approved by the Planning Division to assure a decorative wall design is provided.
20. Prior to Issuance of Building Permit, the specification of all colors and materials must be submitted and approved by the Planning Division.

ENVIRONMENTAL

21. All mitigation measures set forth in Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) dated June 2024 adopted in connection with the Final Mitigated Negative Declaration (“MND/MMRP”) for the Project that is the subject of these entitlements shall be adhered to. Each and every individual mitigation measure set forth in the MMRP is hereby incorporated into these conditions and made a condition of Project approval.
22. Prior to City issuance of any permit, the applicant shall submit an initial mitigation monitoring program matrix/spreadsheet to the Planning Division for review and approval for compliance with the then-applicable mitigation measures set forth in the MND/MMRP.
23. Prior to issuance of a Certificate of Occupancy, the Project shall demonstrate compliance with all then-applicable mitigation measures in the MND/MMRP. A final mitigation monitoring matrix/spreadsheet demonstrating such compliance shall be submitted to the Planning Division for review and approval.

FENCE/WALLS

24. **Chain link fencing is prohibited on the exterior of the property, any location that is visible from the public right of way, any other public areas, or any adjacent properties.**

HEALTH AND SAFETY FEATURES

25. **Developer shall incorporate the following features into the Project for the purpose of ensuring protection of public health and safety against potential risks associated with fires, explosions, and hazardous materials:**
 - a. **None of the battery enclosures shall be located within 25’ of any property line.**

- b. The battery enclosures shall be equipped with internal, failsafe heat and gas detection and alarm systems, which shall provide audio and visual early warnings of increases in heat or gas in any battery enclosure to a third-party reporting station that actively monitors for such warnings on a 24/7/365 basis. A battery enclosure or system that relies solely on sparkplugs will not be considered failsafe for purposes of this requirement. The system shall ensure that appropriate authorities (e.g., Los Angeles County Fire Department) will receive early warnings of any potential fire or explosion in or among the Battery Enclosures and therefore be able to act timely to evacuate the area and take other responsive actions as they deem necessary to protect public health and safety.**
- c. Prior to issuance of any temporary or final Certificate of Occupancy, Developer shall install a reinforced CMU block wall, 10' in height, around the entire perimeter of the Property, except for the access driveway on Alameda Street. The wall shall be a containment wall, engineered to withstand and contain the blast hazard associated with the Project, to the reasonable satisfaction of the City Engineer and the Los Angeles County Fire Marshal or his or her designee. Developer shall submit blast modeling data to the City Engineer and the Los Angeles County Fire Marshal as deemed necessary by City Engineer and the Los Angeles County Fire Marshal for this purpose.**
- d. Whenever any Project batteries fail, reach the end of their useful life, or need to be disposed of due to a legal requirement or due to their continued presence posing an added risk to public health or safety, Developer shall promptly discontinue use and dispose of such batteries in accordance with all applicable laws and regulations, including but not limited to those related to hazardous materials and hazardous waste.**
- e. The Project shall obtain approval and comply with all Los Angeles County Fire Department requirements. Prior to City issuance of any permits for the Project, including but not limited to demolition permits and grading permits, Developer shall obtain approval of the Los Angeles County Fire Department, including (without limitation) with respect to any required Alternate Materials and Methods Review (AMMR), for the Project plans, including building, facility, and site plans. Compliance with paragraphs (a) –(d) above shall be required in addition to, and shall in no way supersede, replace, preclude, or limit, the required Fire Department review and approvals nor the required compliance with any of the other Project conditions of approval. Full approval of the project from the Los Angeles County Fire Department including but not limited to AMMR approval is a condition precedent of City issuance of any permits for the Project.**
- f. The subsequent AMMR approval could allow for a reduction to some of the prescriptive requirements set forth in paragraphs (a) – (d) above, subject to Planning Division review and approval prior to City issuance of any permits.**

LANDSCAPE/IRRIGATION

26. Comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
27. 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. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
28. Installation of 6" x 6" concrete curbs are required around all landscaped planter areas, except for areas determined by National Pollutant Discharge Elimination System (NPDES) permit or other applicable condition of approval that requires certain landscaped areas to remain clear of concrete curbs for more efficient storm water runoff flow and percolation. Revised landscaping and irrigation plans shall be reviewed and approved by the Planning Division should subsequent modifications be required by other concerned agencies regarding the removal of concrete curbs.
29. Existing and new irrigation system shall include best water conservation practices.
30. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
31. **Refurbish and incorporate additional landscaping within the front portion of the property's landscaped areas and to screen and block specific Project areas that could be subject to graffiti as determined by the Planning Division.**
32. Prior to City issuance of any permit, the applicant shall electronically submit landscape and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division.
33. 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. The Developer shall include the signed MWELo project information, WELo water budget calculations and compliance checklist items on landscape plans, prior to the issuance of building permits.

LIGHTING

34. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9127.1 (Exterior Lighting) of the Zoning Ordinance.
35. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.

PARKING

36. Parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
37. All areas used for the movement parking, loading, repair or storage of vehicles shall be paved with either:
 - a. Concrete or asphaltic concrete to a minimum thickness of three and one-half inches over four inches of crushed aggregate base; or

- b. Other surfacing material which, in the opinion of the Director of Engineering Services, provides equivalent life, service and appearance.

TRASH

38. Trash collection shall comply with the requirements of the City's trash collection company.
39. Recycling areas shall be provided in accordance with Sections 9164.4 (Collection and Loading of Recyclable Materials) and 9164.5 (Design Standards for Trash and Recycling Areas) of the Zoning Ordinance.

UTILITIES

40. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9126.8 (Utilities) of the Zoning Ordinance, unless otherwise provided for in these conditions.
41. Public utility easements shall be provided in the location as required by all utility companies with easements free and clear of obstructions, and electrical utilities shall be installed underground.
42. Developer shall remove at its own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.
43. Any aboveground utility cabinet or equipment cabinet shall be screened from the public right-of way by a decorative block wall or landscaping, to the satisfaction of the Planning Division, and in compliance with public utility access requirements.

BUILDING AND SAFETY DIVISION

44. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
45. Plans prepared in compliance with the current Building Code shall be submitted to Building Division for review prior to permit issuance.
46. A separate building permit is required for the masonry perimeter fences of height taller than 6 feet above grade.
47. A separate building permit is required for the proposed Electrical Shelter.
48. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect or civil engineer.
49. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided for supporting pads for Electrical Shelter and Energy Storage systems, electrical equipment anchorage, and masonry perimeter fences.
50. A geotechnical and soils investigation report is required; the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
 - a) Observation of cleared areas and benches prepared to receive fill;
 - b) Observation of the removal of all unsuitable soils and other materials;

- c) The approval of soils to be used as fill material;
 - d) Inspection of compaction and placement of fill;
 - e) The testing of compacted fills; and
 - f) The inspection of review of drainage devices.
51. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by other soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the City, a new Preliminary Soils and/or Geotechnical Investigation.
 52. A grading and drainage plan shall be approved prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
 53. Stormwater Planning Program LID Plan Checklist (MS4-1 FORM) completed by Engineer of Record shall be copied on the first sheet of Building Plans and on the first sheet of Grading Plans. The form can be found at the following link <https://www.dropbox.com/scl/fi/up1jbcg2e9sv4i0t6vrp3/CARSON-LID-PLAN-CHECKLIST-MS4-1-FORM.pdf?rlkey=1y5bsf2iladt6mzv56qgyz7cj&dl=0>
 54. A feasibility study for stormwater infiltration shall be conducted to evaluate the potential for hazard materials being released in an event of battery failure or leakage and mobilized by storm water. Alternative compliance for stormwater mitigation and pollutants contentment system design shall be considered to prevent ground water contamination. Building permits shall not be issued until the study along with mitigation measure recommendations has been submitted to and approved by the Building Official.
 55. A flood risk assessment shall be conducted to evaluate the potential hazard for energy storage systems to be fully or partially submerged under water in a design rain event and to determine minimum height of equipment anchorage above the base flood level. Building permits shall not be issued until the report along with mitigation measure recommendations has been submitted to and approved by the Building Official.
 56. Outdoor stationary Energy Storage Systems shall be installed in accordance with the *California Fire Code* and *California Electrical Code*.
 57. The property shall be surveyed, and the boundaries marked by a land surveyor licensed by the State of California.
 58. Separate application and plan review is required for Electrical plans.
 59. No form work or other construction materials will be permitted to encroach into adjacent property without written approval of the affected property owner.
 60. Prior to the issuance of building permit, a written consent shall be obtained from the current easement holder(s) for any proposed development encroaching into existing easement(s).

BUSINESS LICENSE

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

PUBLIC WORKS DEPARTMENT, ENGINEERING SERVICES DIVISION

General Conditions

62. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9126.8 of the Zoning Ordinance, unless otherwise provided for in these conditions.
63. Public utility easements shall be provided in the locations as required by all utility companies with easements free and clear of obstructions.
64. The applicant shall remove at his/her own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.
65. The Developer shall submit an electronic 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 permit by Engineering Division.
66. 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.
67. A construction permit from the Engineering Division is required for any work to be done in the public right-of-way.
68. 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.
69. Proof of Worker’s Compensation and Liability Insurance shall be submitted to the City prior to issuance of permit by Engineering Division.

Prior to Issuance of Building Permits

70. Soils report, sewer area study, drainage concept, hydrology study and stormwater quality plan shall be submitted for review and approval. 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 mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.
71. The Developer shall submit improvement plans to the Engineering Division 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.
72. Off-site improvements (*e.g. driveways, sidewalk, parkway drains, trees, curb/gutter etc.*) shown on the grading plans must provide a concurrent submittal to City of Carson

Engineering Division. Off-site improvements may be shown on a separate set of street improvement plans.

73. Prior to issuance of Grading permit, developer shall obtain clearance from City of Carson Engineering Division.
74. Drainage/Grading plan prepared by a registered Civil Engineer shall be submitted for approval of the Building and Safety Division. The Developer shall submit a copy of the approved Drainage/Grading plans on bond paper to the City of Carson – Engineering Services Division of the Department of Public Works.
75. The Developer shall comply with applicable LID requirements (*Carson Municipal Code 5809*) and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations to the satisfaction of City Building and Safety, LA County DPW and the City Engineer.
76. The Developer shall execute and provide to the City Engineer a written statement from the water purveyor indicating the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the Project and that water service will be provided to each building.
77. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings (and other structures with respect to fire suppression needs) in the Project must be provided. The system shall include fire hydrants of the type and location as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
78. The Developer shall contact LA County Sam Abdelhdi (babdel@dpw.lacounty.gov) for street lighting COA.
79. The Developer shall execute and provide to the City Engineer, a will serve letter from the utility companies.

Prior to Issuance of Certificate of Occupancy

80. The Developer shall comply with all requirements from L.A. County Sewer Maintenance Division for maintenance of new and/or existing sewer main relating to the Project, prior to release of all improvement bonds.
81. 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.
82. Repair any broken or raised/sagged sidewalk, curb, and gutter within the public right of way along Alameda St. abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
83. Fill in any missing sidewalk within the public right of way along Alameda St. abutting this proposed development.
84. Remove and replace any broken/damaged driveway approach within the public right of way along Alameda St. abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.

85. Remove unused driveway approach if any, within the public right of way along Alameda St. abutting this proposed development 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.
86. **The Developer shall modify existing driveways within the public right of way along Alameda St. abutting this proposed development per City of Carson PW Standard Drawings to comply with the ADA requirements and to the satisfaction of the City Engineer. Project driveway widths wider than City Standards are to be reviewed by the City Engineer during the plan review process.**
87. **The Developer shall construct new driveway approach per City of Carson PW Standard Drawings and in compliance with the ADA requirements. The Developer shall protect or relocate any facilities to accommodate the proposed driveway approach. Developer may be required to grant an easement to the City to accommodate the construction of the driveway and meet the ADA requirement. The maximum driveway approach width allowed for the site is 30 feet.**
88. **Provide parkway trees. Replant parkway trees with 24" box Brisbane Box trees. Install irrigation system for the purpose of maintaining the parkway trees and other vegetation to be planted within the public right of way Alameda St. abutting this proposed development.**
89. **Streets abutting the development shall be grinded and overlaid with rubberized asphalt from abutting curb line to centerline along Alameda St. as approved by the City Engineer.**
90. 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.

PUBLIC WORKS DEPARTMENT, WATER QUALITY

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

91. Per City of Carson Municipal Code Section 5809, Developer 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.
92. Developer shall apply for a Construction Activities Storm Water General Permit from the State Water Resources Control Board.
93. Developer shall provide an approved SWPPP stamped by the Building and Safety Division along with WDID number.
94. Developer 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.

95. Developer shall submit digital copies of the LID/NPDES/Grading Plans, Hydrology and Hydraulic analysis concurrently to City of Carson, Engineering Services Department and Building & Safety Division. Deliver City copy via e-mail to rjen@carsonca.gov
96. Developer shall complete and submit digital BMP Reporting Template Spreadsheet to Roland Jen at rjen@carsonca.gov.
97. Developer shall submit plans to the Los Angeles County Sanitation District for approval of the sewer connection. Developer shall submit record of the Sanitation District's approval.

Prior to Issuance of Certificate of Occupancy

98. For any structural and/or treatment control device installed, Developer 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.
99. Attach an exhibit to identify the location and maintenance information for any structural and/or treatment control device installed.
100. The covenant shall receive approval by the City Engineer prior to recordation with the Los Angeles County Register Recorder/County Clerk.
101. Developer shall provide an approved Notice of Termination (NOT) by the Regional Water Board.

PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEER

- 102. The access driveway on Alameda shall be reconstructed per City of Carson Standard No. 111 or No. 112.**
- 103. The existing driveway on the south side of the subject property frontage along Alameda St. shall be removed and replaced with sidewalk section per City of Carson Standard No. 118. The new sidewalk section shall join the existing driveway for the adjacent property with a smooth transition.**
104. All project driveways and sidewalks shall be built to meet ADA accessibility standards and built per City Standards.

FIRE DEPARTMENT – LOS ANGELES COUNTY FIRE DEPARTMENT

- 105. The on-site fire apparatus access roadway, fire lane, shall maintain a minimum unobstructed width of 26 feet clear to the sky, maintain a 32 feet centerline turning radii on all turns, and maintain an all-weather access surface capable to support a live load of 75,000 pounds.**
- 106. The proposed vehicular gate(s) shall comply with Section 503.5 and 503.6 of the County of Los Angeles Fire Code.**
- 107. The required total fire flow from the on-site fire hydrants is 2,500 GPM at 20 psi residual pressure for 2 hours duration. A single on-site fire hydrant shall be capable to supply a fire flow of 1,250 GPM @ 20 psi residual pressure for 2 hours, including**

one being located the furthest from the public fire hydrant. The location of the required on-site fire hydrant(s) will be confirmed during the Fire Department review of the architectural/construction plans prior to issuance of any building or construction permit.

108. The proposed Battery Energy Storage System (BESS) shall be in compliance with Chapter 12 and all other applicable sections within the County of Los Angeles Fire Code.
109. Before any permit is issued, applicant shall submit and obtain approval from the Fire Department of all necessary facility plans, including but not limited to necessary requests for variance(s) from the default prescriptive requirements of the Los Angeles County Fire Code [i.e., requests for “use an alternate material, assembly of materials, equipment, method of construction, method of installation of equipment or means of protection” (2023 LACFC §104.10)]. Said requests from the Fire Department shall be obtained from the County of Los Angeles Fire Department – Fire Prevention Division, Engineering Section, bear the signature of the County of Los Angeles Fire Marshal, and be submitted to the Planning Division.
110. These above-mentioned Fire conditions shall not be construed to imply that the proposed plans are not subject to the full set of applicable requirements of law (e.g., the prescriptive requirements of the Fire Code), nor that there is a guarantee of approval of any proposed plans being examined thereto. It appears that the subject proposed plans will require variances from one or more prescriptive requirements of the Fire Code, but the applicant has not yet provided enough necessary information for a review of any such variance request(s).

SHERIFF DEPARTMENT –LOS ANGELES COUNTY

111. A Construction Traffic Management Plan shall be implemented as part of the proposed Project to address construction-related traffic congestion and emergency access issues. If temporary lane closures are necessary for the installation of utilities, emergency access shall be always maintained. Flag persons and/or detours should also be provided as needed to ensure safe traffic operations, and construction signs shall be posted to advise motorists of reduced construction zone speed limits. On-site inspector shall notify the Carson Station when these measures are in place.
112. Developer shall install a video monitoring system where appropriate to the satisfaction of the Sheriff’s Department.
113. Provide notification to LASD of any methane extraction systems at the project site.