

### Project List of General Plan Goals and Policies Compliance

POLICY	PROJECT CONSISTENCY
LUR-G-1: Maintain a balanced land use program that promotes a diversified economic base and capitalizes on Carson's location and assets - strong industrial economy, access to major freeways, rail corridors, airports, and the ports of Long Beach and Los Angeles, and the presence of California State University, Dominguez Hills.	The Project adds regionally serving industrial use which will generate tax revenue and community benefits for the City (See Development Agreement, Article 3). The proposed project capitalized on the presence of the nearby SCE Hinson Substation.
LUR-G-15: Prioritize uses that provide services to the community, generate sales tax, generate good paying jobs, or provide other benefits to the community.	<p>The Project would provide a service to the regional electric grid and will generate sales tax revenue and community benefits for the City (See Development Agreement, Article 3).</p> <p>The Project construction would employ 70-100 good paying union labor jobs. In operation, the Project would be remotely monitored and would only require intermittent on-site maintenance, meaning there will be very few employees on-site (and frequently none) and the Project operation will not involve heavy trucking. Tesla, the battery manufacturer, would employ labor for Project operations and maintenance. The Project complements the other land uses in the area and is in keeping with their character, design, and use.</p>
LU-6: A sustainable balance of residential and non-residential development and a balance of traffic circulation throughout the City	The Project would be developed on a site that was previously developed with industrial uses. The proposed use includes a BESS facility which would be in keeping with the previous uses on the project site as well as the surrounding existing industrial uses along Alameda Street. Furthermore, the Project operation will involve very few traffic trips and will not involve heavy trucking activities.
LU-7: Adjacent land uses that are compatible with one another.	The Project would be developed on a site that was previously developed with industrial uses. The proposed use includes a BESS facility which would be in keeping with the previous uses on the project site as well as the surrounding existing industrial uses along Alameda Street. As such, development of the proposed project would advance this policy.
CIR-G-5: Manage parking demand and supply through the provision of adequate and convenient facilities.	The Project would have insignificant traffic impact and parking demands, and provides off-street parking (five spaces) for the occasional maintenance visits.
CSES-P-27 Minimize the threat of a release of hazardous materials through strict enforcement of rules and regulations, monitoring business	The Project would comply with applicable federal, State, and local standards would ensure that no potentially significant impacts related to an accidental release of hazardous materials during construction

<p>operations which handle hazardous materials through the permitting process, and identifying emergency procedures and evacuation routes.</p> <p>CSES-P-34 Continue coordination efforts with the LACFD to ensure their capability to address fires and other emergencies at refineries, tank farms, and other heavy industrial facilities within the City.</p> <p>SAF-4: Minimize the threat to the public health and safety and to the environment posed by a release of hazardous materials.</p>	<p>would occur. During operation, the proposed BESS components would be enclosed (lithium-ion (or similar technology available at the time of construction) batteries would be fully contained within the storage containers, and battery fluids or substances would not be susceptible to spills or release as runoff). Appropriate spill containment and cleanup kits would be maintained during operation of the proposed project. In addition to the Hazardous Materials Business Plan (HMBP) that would be prepared for the proposed project pursuant to the California Hazardous Materials Release Response Plans and Inventory Law of 1985, an SPCC plan and material disposal and solid waste management plan would also be developed for site operations. Additionally, the proposed project would be required to comply with federal, State, and local requirements, including the City's Hazardous materials land use regulations, CMC 9141.1, and all LA County Fire Department conditions and requirements, further minimizing the potential for an accidental release of hazardous materials. (See Mitigated Negative Declaration, Chapter 3, Section IX; Conditions of Approval No's 5, 25, 105-110). As such, development of the proposed project would not conflict with this policy.</p>
<p>CSES-P-33: Strictly enforce federal, State, and local laws and regulations relating to the use, storage, and transportation of toxic, explosive, and other hazardous and extremely hazardous materials to prevent unauthorized discharges.</p>	<p>The Project would comply with: (i) the recommendations of the Phase I Environmental Site Assessments that were prepared for the project site and gen-tie line route; (ii) prepare and adhere to a HMBP which includes disclosure of hazardous materials inventories, plans showing where hazardous materials are stored, an emergency response plan, and provisions for employee training in safety and emergency response procedures; and (iii) implement BMPs for handling hazardous materials during construction activities, which would ensure impacts related to the routine transport, use, or disposal of hazardous materials during construction of the proposed project, would be less than significant. Appropriate spill containment and cleanup kits would be maintained during operation of the proposed project. A SPCC plan and material disposal and solid waste management plan would also be developed for site operations. In addition, the project would be required to comply with federal, State, and local requirements, including the City's Hazardous materials land use regulations, CMC 9141.1 and all LA County Fire Department requirements and the associated project conditions of approval to minimize health and safety risks to people or structures associated with hazardous materials stored or used for proposed project operations. The MND found the project</p>

	impacts associated with hazards and hazardous materials to be less than significant. (See Mitigated Negative Declaration, Chapter 3, Section IX; Conditions of Approval No's 5, 25, 105-110). As such, development of the proposed project would not conflict with this policy.
SAF-5: Minimize the public hazard from fire emergencies.	The Project includes battery packs that would be NFPA 855 Code compliant, UL Certified, and include built-in failsafe and cooling systems designed to prevent thermal runaway and the spread of fire. A fire protection system would be installed to automatically shut down any affected battery storage components and prevent the spread of the fire to the other battery storage modules in the event of an emergency. Per the Fire Department's recommendation, as Fire AMMR review has been conditioned to completed after CUP issuance but prior to City issuance of any demolition, grading or building permits, a condition of approval has been included and agreed to in the DA providing that 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. Other conditions have also been included in such manner to address the blast hazard associated with the project, including a requirement that none of the battery enclosures be located within 25' of any property line and that prior to City issuance any certificate of occupancy, Developer must construct a perimeter reinforced CMU block wall 10' high, which shall be a containment wall engineering to withstand the blast hazard, as detailed below (See Condition No. 25). In addition, LACFD would review and approve the facility fire protection and suppression plans prior to issuance of any demolition, grading or building permits for the proposed project, which would cover all applicable design, construction, and testing requirements of the NFPA 855 Code. As such, development of the proposed project would not conflict with this policy.