



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: September 13, 2016

SUBJECT: Design Overlay Review No. 1603-16
General Plan Amendment No. 97-16
Zoning Change No. 174-16

APPLICANT: Clark Neuhoff
100 Bayview Circle Suite 300
Newport Beach, CA 92660

PROPERTY OWNER: 200 Alondra Boulevard LLC
100 Bayview Circle, Suite 310
Newport Beach, CA 92660

REQUEST: To construct a new light industrial warehouse building with approximately 146,936 square feet of floor area including 14,600 square feet of office space on two existing parcels with a total area of 6.4 acres, a General Plan Amendment to change the land use designation for APN 6125014011 (Parcel 1) from Heavy Industrial to Light Industrial, change the zoning of Parcel 1 from MH-D (Manufacturing, Heavy, Design Overlay) to ML-D (Manufacturing, Light with a Design Overlay), and change the zoning of 6125014002 (Parcel 2) from ML (Manufacturing, Light) to ML-D (Manufacturing, Light with a Design Overlay)

PROPERTIES INVOLVED: 200, 210, and 230 E. Alondra Boulevard

COMMISSION ACTION COMMISSIONERS' VOTE

<u>AYE</u>	<u>NO</u>		<u>AYE</u>	<u>NO</u>	
		Chairman Diaz			Mitoma
		Vice-Chair Madrigal			Pimentel
		Andrews			Post
		Fe'esago, Jr.			Thomas
		Guidry			Palmer/Cinco

I. Introduction

Property Owner:

200 Alondra Boulevard LLC, 100 Bayview Circle, Suite 310, Newport Beach, CA 92660

Applicant:

Clark Neuhoff, 100 Bayview Circle, New Port Beach, CA 92660

Project Address:

200, 210 and 230 E. Alondra Boulevard

Project Description:

The applicant is proposing to demolish several existing buildings totaling 63,000-square-feet and construct a new warehouse building totaling approximately 146,936-square-foot building including 14,600-square-feet of office space on a 6.4 acre site zoned ML (Manufacturing, Light) and MH-D (Manufacturing, Heavy with a Design Overlay).

The proposed project includes:

- DOR No. 1603-16 for the construction of a new warehouse building with approximately 146,936-square-feet;
- General Plan Amendment No. 97-16 to change land use designation from Heavy Industrial to Light Industrial; and
- Zone Change No. 174-16 to change the zoning designation of Parcel 1 from MH-D to ML-D and for Parcel 2 from ML to ML-D;

The proposed project is a speculation warehouse building for lease with 16 dock doors and 123 parking stalls meeting the Carson Municipal Code requirements.

Current Improvements:

The site is currently improved with several industrial buildings and parking areas.

II. Project Site and Surrounding Land Uses

The project site is located at the intersection of E. Alondra Blvd and Ball Street.

Site Information	
Existing Land Use	Light Industrial and Heavy Industrial
Proposed Land Use Designation	Light Industrial
Existing Zoning District	ML and MH-D
Proposed Zoning District	ML-D
Project FAR	0.53

Site Size	6.4 acres
Present Use and Development	63,000-square-foot industrial warehouse buildings
Surrounding Uses/Zoning	North: Industrial use within Unincorporated Los Angeles County South: Light and Heavy Industrial uses zoned ML and MH-D East: Light Industrial uses zoned ML West: Heavy Industrial uses zoned MH-D
Access	Ingress/Egress: East Alondra Blvd and Ball Avenue

Previously Approved Discretionary Permits

None

Public Safety Issues

None

III. **Analysis**

General Plan and Zoning Designations

Currently the project site consists of two parcels. Parcel 1 has General Plan land use designation of Heavy Industrial and a Zoning designation of MH-D. However, Parcel 2 has General Plan land use designation of Light Industrial and a Zoning designation of ML. Generally, the properties to the east of the project site have a Light Industrial and destinations and parcels to the west have a Heavy Industrial designation.

The applicant/owner has submitted a lot-line merger application to create one parcel and a General Plan amendment application to change the land use designation from Heavy Industrial to Light Industrial. The applicant has also filed a zone change application to change the zoning for Parcel 1 from MH-D to ML-D and zoning for Parcel 2 from ML to ML-D. These changes make the zoning of the property consistent with the General Plan land use designation as required by State Law. In addition, the “down zoning” of the property is a preferred method to reduce the impacts of the heavy industrial uses on the community.

Land Use Compatibility

The proposed project is consistent with surrounding uses as all surrounding properties are designated as either Light Industrial or Heavy Industrial land use designations. There are no residential uses immediately adjacent to the site or within close proximity of the site. Therefore, staff has determined the proposed use to be compatible with surrounding uses.

Buildings and Architecture

The proposed exterior elevations consist of painted grey and white concrete tilt-up panels and blue-glazed glass. The building is designed with tubular steel elements

to define main building entries, window segments and office areas. The proposed clerestory windows will provide daylight throughout the building. The proposed building height is approximately 40 feet.

The proposed project incorporates recommendations by RRM Design Group, such as providing a varying wall plane for building facades, increasing building corner roof height and increasing window openings within the horizontal bands.

Landscaping and Fencing

The proposed landscaping features drought-tolerant trees, shrubs and accent plants and a variety of groundcovers. At building entries and driveways a variety of trees and groundcover would be used to shade the structure and parking areas.

The proposed wrought iron fencing with two gates would be located at the eastern section of the project protecting the 16 dock door areas. The proposed access gates will be consistent with LA County Fire Department location criteria of being positioned a minimum of 50-feet from a public right-of-way and shall be provided with a minimum of 32-feet of turning radius.

Access and Parking

The City Traffic Engineer and the Los Angeles County Fire Department reviewed the proposed project circulation for public safety concerns and determined that the project's proposed circulation provides safe vehicular ingress/egress. Further, any proposed electric gates will be installed with an emergency operation key box approved by Fire Code 506.

The proposed 146,936-square-foot warehouse building with 14,600-square-feet of office space requires 98 parking. The applicant is proposing 117 parking spaces exceeding the CMC requirement by 19 spaces. The project also includes 16 high-grade loading docks.

Security

As a condition of approval, staff recommends that security cameras be installed in coordination with the Los Angeles Sheriff's Department.

Signage

The buildings signage shall comply with the CMC 9136.7 signs requirements. All building signs shall be approved by Planning Division staff prior to building occupancy.

IV. Discussion

Issue – Infrastructure Service Costs

The applicant is proposing this development as a speculative investment. Until the building is constructed and a tenant is selected, the occupant and use is unknown. Staff has concerns that this new warehouse will utilize heavy trucks that access the

site, causing damage to local streets, and thus creating the need for rehabilitation or reconstruction. This will impose an additional infrastructure service cost burden on the community.

Solution

In response, the applicant/owner has agreed to pay the City of Carson a voluntary fee of \$150,000.00 dollars to off-set the cost for repair of local streets.

V. Environmental Review

An initial study was prepared for the proposed project in compliance with the California Environmental Quality Act (CEQA) Guidelines. The initial study identified the following impacts:

Air Quality:

The initial study identified less than significant impact with mitigation. During construction excessive emissions of volatile organic chemicals associated with interior and exterior coating activities may result. A mitigation measure is proposed to require construction plans to have to identify paint coatings of 50 grams per liter schedules applications so as the amount of application does not result in threshold exceedance. The project does not result in any increased frequency or severity of existing air quality violation standards or delay the timely attainment of air quality standards specified in the Air Quality Management Plan used by the Southern Council of Governments (SCAG) and the South Coast Air Quality Management District.

Hazards and Hazardous Materials:

The initial study identified less than significant impact with incorporation of mitigation measures.

Noise:

The initial study identified less than significant impact with incorporation of mitigation measures. Construction noise may exceed Carson General Plan Noise Ordinance acceptable industrial level of up to 70 dBA CNEL. A mitigation measure is proposed to reduce construction noise by 6 dBA through preparation of a noise mitigation plan prior to issuance of grading permits. Noise control requirements are to be noted on construction drawings and verified by the Building and Safety Division.

Transportation/Circulation:

The initial study identified less than significant impact. The trip generation for the proposed project was based on the Institute of Transportation Engineer (ITE) high-cube warehouse/distribution center trip generation rate that is more conservative than the user specific trips estimated at 46 trucks trips per day. The projected daily vehicle trips total 687 in a twenty-four (24) hour period.

Pursuant to Section 21000, of the California Environmental Quality Act (CEQA) Guidelines, Title 14, Division 6, Chapter 3, Section 15000 a Mitigated Negative

Declaration was prepared for the proposed project and found that although the project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent.

VI. Recommendation

That the Planning Commission:

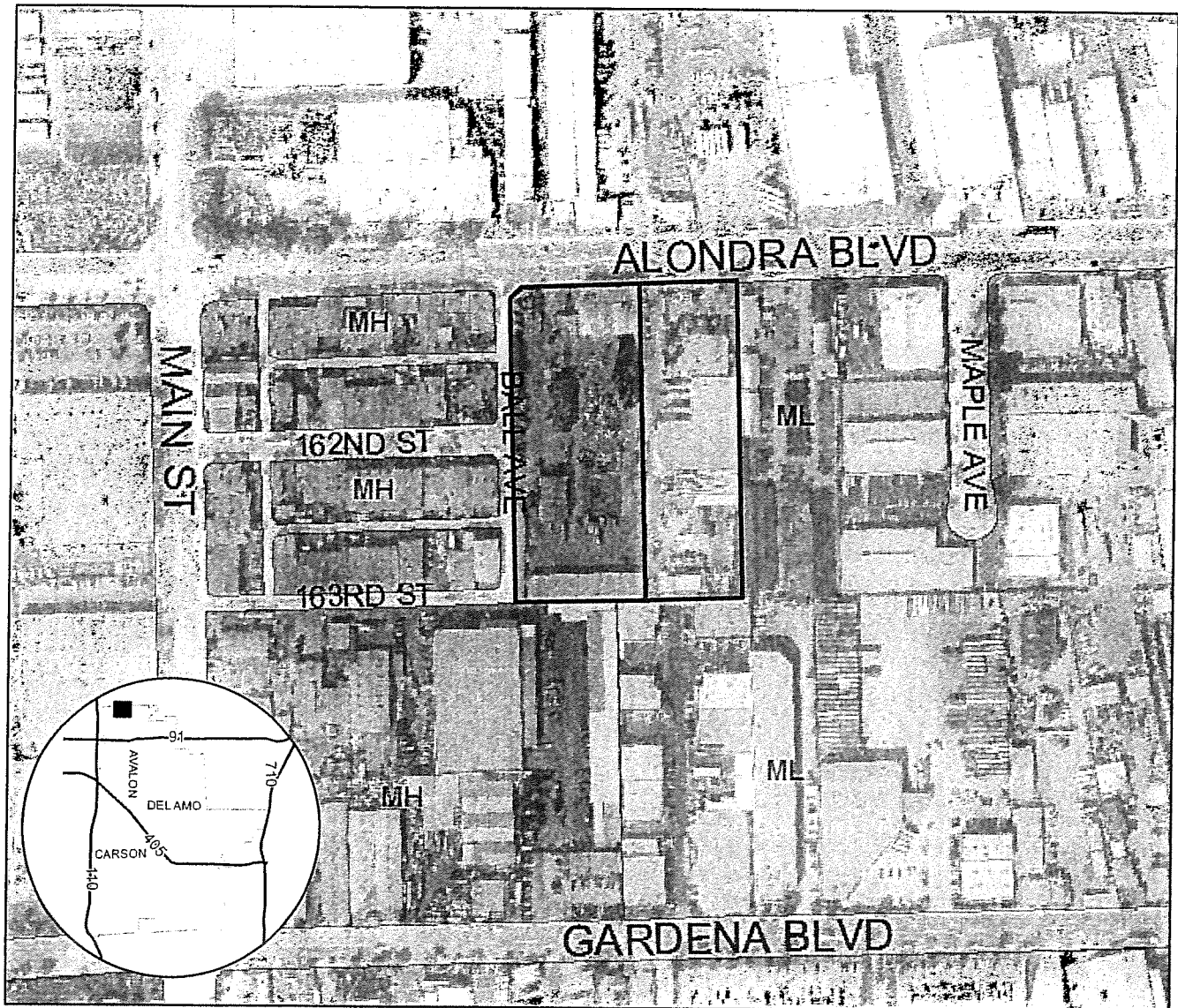
- Adopt Resolution No. 16-2584, approving Design Overlay Review No. 1603-16 and recommending to the City Council approval of a Mitigated Negative Declaration, General Plan Amendment 97-16 and Zone Change 174-16 with conditions for the properties located at 200, 210 and 230 E. Alondra Boulevard.

VII. Exhibits

1. Zoning Map
2. Proposed Resolution
3. Mitigated Negative Declaration
4. Development Plans (under separate cover)

Prepared by: Zak Gonzalez II, Associate Planner

AMENDMENT TO THE ZONING MAP DESIGNATION
Zone Change Case No. 174 - 16



The site, as shown above, is currently designated as follows:

0 210 420 Feet



ZONING MAP: Manufacturing, Heavy and Manufacturing, Light

It is proposed that the site be amended to the following:

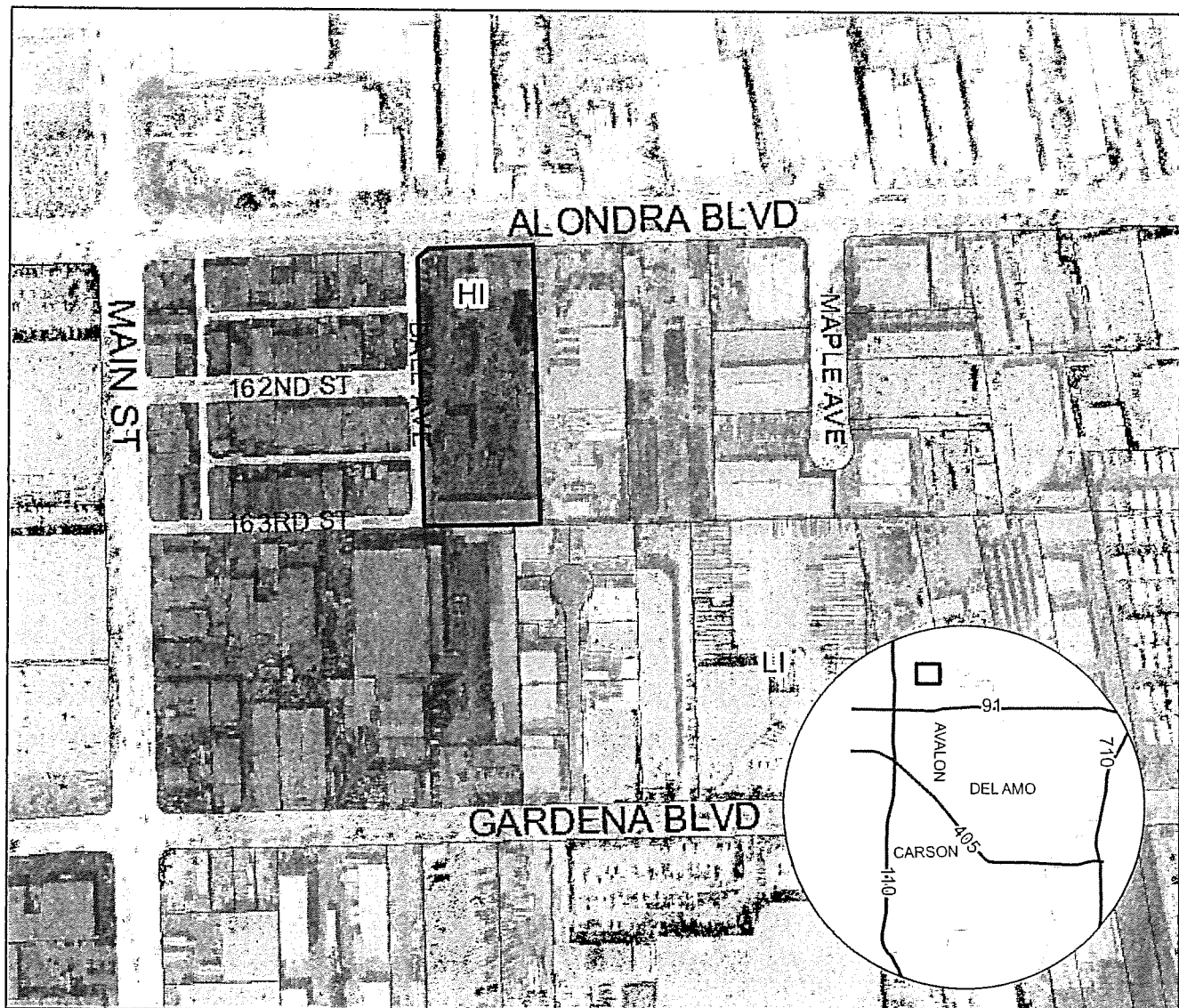
ZONING MAP: Manufacturing, Light, Design Overlay

ADDRESS

200 - 230 E Alondra Blvd
 Carson CA, 90745

EXHIBIT NO. 1,

AMENDMENT TO THE GENERAL PLAN LAND USE DESIGNATION

General Plan Amendment No. 97-16

The site, as shown above, is currently designated as follows:

GENERAL PLAN LAND USE MAP: _____ Heavy Industrial

It is proposed that the site be amended to the following:

GENERAL PLAN LAND USE MAP: _____ Light Industrial

ADDRESS

200 - 230 E Alondra Blvd
Carson CA, 90746

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 16-2584

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1603-16 FOR THE CONSTRUCTION OF A 146,936-SQUARE-FOOT WAREHOUSE BUILDING INCLUDING 14,600-SQUARE-FEET OF OFFICE SPACE AND RECOMMENDING APPROVAL OF MITIGATED NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT NO. 97-16 CHANGING THE LAND USE DESIGNATION FOR APN 6125014011 (PARCEL 1) FROM HEAVY INDUSTRIAL TO LIGHT INDUSTRIAL AND ZONE CHANGE CASE NO. 174-16 TO CHANGE THE ZONING OF PARCEL 1 FROM MH-D (MANUFACTURING, HEAVY, DESIGN OVERLAY) TO ML-D (MANUFACTURING, LIGHT WITH A DESIGN OVERLAY), AND CHANGE THE ZONING OF APN 6125014002 (PARCEL 2) FROM ML (MANUFACTURING, LIGHT) TO ML-D (MANUFACTURING, LIGHT WITH A DESIGN OVERLAY) FOR THE PROPERTIES LOCATED AT 200, 210, and 230 E. ALONDRA BOULEVARD

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

Section 1. An application was duly filed by the applicant, Clark Neuhoff, on behalf of the property owner, Alere Property Group LLC, with respect to real property located at 200, 210, 230 E. Alondra Boulevard and described in Exhibit "A" attached hereto, requesting of a 146,936-square-foot warehouse building including 14,600-square-feet of office space. The request includes:

- General Plan Amendment No. 97-16 to change the land use designation for APN 6125014011 (Parcel 1) from Heavy Industrial to Light Industrial
- Zone Change No. 174-16 to change the zoning of Parcel 1 from MH-D (Manufacturing, Heavy, Design Overlay) to ML-D (Manufacturing, Light with a Design Overlay), and change the zoning of 6125014002 (Parcel 2) from ML (Manufacturing, Light) to ML-D (Manufacturing, Light with a Design Overlay)
- Design Overlay Review No. 1603-16 for the new construction of a warehouse

A Planning Commission meeting was duly held on September 13, 2016, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. With respect to Site Plan and Design Review, the Planning Commission finds that:

a) The proposed use and development will be consistent with the General Plan upon City Council approval of the Planning Commission recommendation changing the General Plan Land Use Designation of Heavy Industrial to Light Industrial use.

EXHIBIT NO. 2

b) The proposed project is compatible with the architecture and design of existing and anticipated development in the area, including site planning, land coverage, landscaping, appearance, scale of structures and open space. The project's architecture will be compatible with anticipated development and create a harmonious and attractive development in the area.

c) The project site is proposing adequate parking spaces and circulation will be provided to assure the convenience and safety of pedestrians and vehicles. The proposed development will have direct access to East Alondra Boulevard and Ball Avenue.

d) All signage associated with this project will comply with the Carson Municipal Code provisions and will be reviewed and approved by the Planning Division prior to building occupancy.

Section 4. With respect to the General Plan Amendment, the Planning Commission finds that:

a) State law requires compatibility/consistency between land use zoning classifications and the General Plan. The proposal to change the General Plan land use designation from Heavy Industrial to Light Industrial is consistent and compatible with the existing industrial uses. In addition, the proposal to change the zoning from MU-CS and CR-D to Specific Plan would be compatible with the surrounding uses and compatible/consistent with the surrounding General Plan land use designations upon approval.

b) The proposed project will be consistent with the General Plan upon City Council approval of the Planning Commission recommendation changing the General Plan Land Use Designation of Heavy Industrial to Light Industrial use.

Section 5. With respect to the Zone Change, the Planning Commission finds that:

a) State law requires compatibility/consistency between land use zoning classifications and the General Plan. The proposal to change the zoning of Parcel 1 from MH-D (Manufacturing, Heavy, Design Overlay) to ML-D (Manufacturing, Light with a Design Overlay), and change the zoning of 6125014002 (Parcel 2) from ML (Manufacturing, Light) to ML-D (Manufacturing, Light with a Design Overlay) would be compatible with the surrounding uses and compatible/consistent with the surrounding zoning designations upon approval. The "down zoning" of the property is a preferred method to reduce the impacts of the heavy industrial uses on the community.

a) The proposed project will be consistent with the Zoning Map upon City Council approval of the Planning Commission recommendation changing the Zoning Designation MH-D and ML to ML-D.

Section 6. The Planning Commission further finds that the development permitted by the proposed project will not have a significant effect on the environment as indicated in the Initial Study and Mitigated Negative Declaration prepared for this project.

Section 7. Based on the aforementioned findings, the Commission hereby approves Design Overlay Review No. 1603-16 and recommends City Council approval of General Plan Amendment No. 97-16 changing the Land Use Designation for APN 6125014011 (Parcel 1) from Heavy Industrial to Light Industrial Land Use Designation and Zone Change Case No. 174-16 to change the Zoning of Parcel 1 from MH-D (Manufacturing, Heavy, Design Overlay) to ML-D (Manufacturing, Light with a Design Overlay), and Change the Zoning Of APN 6125014002 (Parcel 2) from ML (Manufacturing, Light) To ML-D (Manufacturing, Light with a Design Overlay) with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

Section 8. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 9. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 13th DAY OF SEPTEMBER, 2016

CHAIRPERSON

ATTEST:

SECRETARY

EXHIBIT A
LEGAL DESCRIPTION

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

THE WESTERLY 255.79 FEET OF LOT 11 OF BASSETT TRACT, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 2, PAGE 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE NORTHERLY 20 FEET OF SAID LAND.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED IN THAT CERTAIN DEED RECORDED MAY 10, 1962 AS INSTRUMENT NO. 4609, AS FOLLOWS:

THAT PORTION OF LOT 11; BASSETT TRACT, AS SHOWN ON MAP RECORDED IN BOOK 2, PAGE 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITHIN THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID LOT WITH THE SOUTHERLY LINE OF THE NORTHERLY 20 FEET OF SAID LOT; THENCE NORTH 87° 33' 45" EAST ALONG SAID SOUTHERLY LINE 255.80 FEET TO THE EASTERLY LINE OF THE WESTERLY 255.79 FEET OF SAID LOT; THENCE SOUTH 2° 03' 05" EAST ALONG SAID EASTERLY LINE 30.00 FEET TO THE SOUTHERLY LINE OF THE NORTHERLY 50 FEET OF SAID LOT; THENCE SOUTH 87° 33' 45" WEST ALONG SAID LAST MENTIONED SOUTHERLY LINE 230.80 FEET TO A POINT DISTANT NORTH 87° 33' 45" EAST THEREON 25.00 FEET FROM SAID WESTERLY LINE; THENCE SOUTH 53° 20' 48" WEST 30.23 FEET IN A DIRECT LINE TO A POINT IN SAID WESTERLY LINE DISTANT SOUTH 2° 03' 05" EAST THEREON 17.00 FEET FROM SAID LAST MENTIONED SOUTHERLY LINE; THENCE NORTH 2° 03' 05" WEST ALONG SAID WESTERLY LINE 47.00 FEET TO THE POINT OF BEGINNING.

APN: 6125-014-001

CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
DESIGN OVERLAY REVIEW NO. 1603-16
GENERAL PLAN AMENDMENT NO. 97-16
ZONE CHANGE CASE NO. 174-16

GENERAL CONDITIONS

1. Design Overlay Review No. 1603-16 only becomes effective upon approval of General Plan Amendment No. 97-16 and Zone Change No. 174-16 by the City Council. In addition, if a building permit is not issued within one year of the date of approval of Design Overlay Review No. 1603-16, said permit shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
4. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
5. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review by the Planning Commission.
6. The applicant shall submit two complete sets of plans and related documentation that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
7. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
8. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
9. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject

property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.

10. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
11. **Precedence of Conditions.** If any of the Conditions of Approval alter a commitment made by the applicant in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.
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 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 10 days of the request therefore, or work may cease on the Project.
14. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, or in any way related to the approval of the City, its advisory agencies, appeal boards, or legislative body concerning to Design Overlay Review No. 1603-16. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein. The applicant shall provide a deposit in the amount of 100 % percent of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney's fees, and shall make additional deposits as requested by the City to keep the deposit at such level. The City may ask for further security in the form of a deed of trust to land of equivalent value. If the applicant fails to provide or

maintain the deposit, the City may abandon the action and the applicant shall pay all costs resulting therefrom and the City shall have no liability to the applicant.

AESTHETICS

15. 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.
16. All trash and inoperable vehicles shall be removed prior to the issuance of a building permit. The subject property shall be maintained at all times to present an attractive appearance to the satisfaction of the Planning Division.

AIR QUALITY

17. Mitigation measure AQ-1: construction plans shall identify paint coatings of 50 grams per liter schedule applications to not exceed threshold of paint coating safety levels.

NOISE

18. Mitigation measure N-1: Prior to issuance of grading permits the applicant/owner shall submit a mitigation plan prepared by a qualified engineer/acoustical expert for review/approval by the Planning Division that identifies noise control measures that achieve a minimum 6 dBA reduction in construction noise levels not exceed Carson General Plan Noise Ordinance 70 dBA CNEL noise level.

FENCES/WALLS

19. The proposed wrought iron gates shall conform to emergency access requirements of the Los Angeles County Fire Department and shall be located a minimum of 50-feet from a public street right-of-way and shall provide a minimum of 32-feet turning radius for emergency vehicles.

GRAFFITI

20. The applicant shall incorporate additional landscaping to screen and block specific project areas that could be subject to graffiti, as determined by the Planning Division.
21. Graffiti shall be removed from all project areas within three (3) days of written notification by the City of Carson. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.).

LANDSCAPING/IRRIGATION

22. The applicant shall submit two sets of landscaping and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division prior to the issuance of any building permit.

23. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
24. 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.
25. Landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include, but are not limited to:
 - a. Annual flowers wherever possible;
 - b. Five and one gallon shrubs;
 - c. Flats of ground cover planted 8-inches on center; and
 - d. Trees planted shall be 24"-inch box trees to be approved by the project planner prior to installation.
26. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.

BIOLOGICAL RESOURCES

27. Mitigation measure B-1: A nesting survey shall be prepared three days before removal of any on-site trees to avoid potential harm or death of species protected under the Migratory Bird Treaty Act of 1918 and the Endangered Species Act of 1973. If nesting migratory birds are identified, tree removal and construction activities may not proceed until the United States Fish and Wildlife Service Region 8 Migratory Bird Permit Office is contacted for further instruction.

LIGHTING

28. Onsite lighting shall conform to the requirements of the Carson Municipal Code and shall be directed downward and inward so as not to cause light and glare impacts onto adjacent properties and motorists.

PARKING/STREETS

29. The required parking shall meet all applicable standards as outlined in the Carson Municipal Code.
30. Prior to issuance of building permits, the applicant/owner has agreed to pay the City of Carson \$150,000.00 dollars to off-set street traffic related maintenance issues being that there are no specific tenants identified.
31. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
32. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
33. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.

34. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
35. 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.
36. Parking for the handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.

SIGNS

37. All signage shall comply with the requirements of the Carson Municipal Code and shall be approved by the Planning Division prior to building occupancy.

TRASH

38. Trash enclosure design shall comply with CMC requirements.

BUILDING AND SAFETY - COUNTY OF LOS ANGELES

39. Appropriate permits shall be obtained for work that has been done on the property without required permits, or said work shall be removed. All work shall be brought into compliance with applicable codes.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

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

GENERAL

40. The Developer shall submit a copy of **approved** Grading plans on bond paper to the City of Carson – Engineering Division, prior to issuance of grading permits.
41. The Developer shall submit a copy of **approved** plans on mylars (*such as, Sewer, Street and/or Storm Drain Improvements, whichever applies*), to the City of Carson – Engineering Division, prior to issuance of construction permits.
42. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
43. A construction permit is required for any work to be done in the public right-of-way.

44. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Services prior to approval of the Final Map.
45. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of construction permit.

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

46. Drainage/Grading plan shall be submitted for approval of the Building and Safety Division. The Developer shall submit a **copy of approved** Drainage/Grading plans on bond paper to the City of Carson – Engineering Division.
47. 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 Building and Safety.
48. Soils report, sewer area study, drainage concept, hydrology study and 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.
 - a. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.
49. The Developer shall submit a sewer area study to the Los Angeles. County Department of Public Works (LACDPW) to determine if capacity is adequate in the sewerage system to be used as the outlet for the sewer of this development. If the system is found to have insufficient capacity, the problem must be addressed and resolved to the satisfaction of the L.A. County Sewer Department.
50. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
51. The Developer shall submit improvement plans to the Development Services Group – 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.
 - a. Street Improvements (if any) along Alondra Boulevard and/or Ball Avenue
 - b. Sewer Main Improvements (if any) along Alondra Boulevard and/or Ball Avenue as determined by the aforementioned sewer area study.
 - c. Storm Drain Improvements (if any) along Alondra Boulevard and/or Ball Avenue as determined by the aforementioned requirement.

52. Off-site improvements (*eg. driveways, sidewalk, parkway drains, curb/gutter*) can either be shown on the grading plan or on a separate set of street improvement plans. Prior to issuance of Grading permit, developer shall obtain clearance from Carson Engineering Division.

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

53. The Developer shall install separate sewer laterals to individually serve each building in the development. Installation and dedication of main line sewers may be necessary to meet this requirement.
54. 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 this development, prior to release of all improvement bonds.
55. The Developer shall execute and provide to the City Engineer, a written statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water service will be provided to proposed building.
- a. Comply with mitigation measures recommended by the water purveyor.
56. 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.
57. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Alondra Boulevard abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
58. Install sidewalk along Ball Avenue abutting this proposed development per City of Carson Standard.
59. Fill in any missing sidewalk within the public right-of-way along Alondra Boulevard abutting this proposed development.
60. Remove and replace any broken/damaged driveway approach within the public right of way along Alondra Boulevard abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
61. Remove unused driveway approach if any, within the public right of way along Alondra Boulevard and Ball Avenue abutting this proposed development and replace it with full height curb and gutter and sidewalk per City of Carson Standard and to the satisfaction of the City Engineer.
62. The Developer shall modify existing driveways within the public right of way along Alondra Boulevard and Ball Avenue abutting this proposed development

per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.

63. The developer shall construct new driveway approaches per City of Carson Standard and in compliance with the ADA requirements. The Developer shall protect or relocate any facilities to accommodate the proposed driveway approach. The maximum driveway approach width allowed for the site is 30 feet.
64. Install/If necessary, modify existing wheelchair ramp at the corner of Alondra Boulevard and Ball Avenue per City of Carson Standard, in compliance with ADA requirements.
65. The Owner shall annex the area to the L.A. County Lighting Maintenance District, for the purpose of operating and maintaining the streetlights to be installed. The annexation shall be to the satisfaction of L.A. County and shall be completed prior to the issuance of Certificate of Occupancy. **Additional streetlight installation or upgrade to existing streetlights may be required as part of the annexation. (annexation procedure is approximately 12-month)** Contact LACDPW Traffic Lighting Joaquin Herrera (626)300-4770
66. Install streetlights on concrete poles with underground wiring in the public right of way along Alondra Boulevard and/or along Ball Avenue abutting this proposed development to the satisfaction of the L.A. County Street Lighting Division, Department of Public Works. Contact LACDPW Traffic Lighting Jeff Chow, (626) 300-4753.
67. All existing overhead utility lines less than 12 kilovolts along Alondra Boulevard shall be underground to the satisfaction of the City Engineer. Alternatively, in the City Engineer's discretion, the City may accept an in-lieu fee in an amount determined by the City Engineer to be sufficient to cover the costs of such undergrounding provided the applicant deposits the full amount of the in-lieu fee before issuance of building permits. Undergrounding estimate shall be prepared by Southern California Edison and shall be submitted to the City Engineer for his determination.
68. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.
69. Comply with any additional requirements, if any, as means of mitigating any traffic impacts as identified in the traffic study approved by the City Traffic Engineer.
70. Install striping and pavement legend per City of Carson standard.
71. Paint Curbs Red along Alondra Boulevard within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
72. If needed, easements shall be granted to the City, appropriate agency, or entity for the purpose of ingress, egress, construction, and maintenance of all

infrastructures constructed and handicap access for this development to the satisfaction of the City Engineer and or appropriate agency or entity.

73. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from curb-to-curb or from median-to-curb when medians are existing or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)
74. 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.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

75. Provide water mains, fire hydrants, and fire flows as required by the Fire Department.
76. All required fire hydrants shall be installed, tested and accepted prior to occupancy. All fire lanes shall be posted "fire lane" no parking allowed and curbing shall be painted red.

PUBLIC SAFETY - CITY OF CARSON

77. Ensure compliance with current seismic mitigation codes and with CalARP hazardous materials storage threshold requirements.

SHERIFF'S DEPARTMENT – COUNTY OF LOS ANGELES

78. Prior to issuance of the occupancy permits, as approved by the City and the LA County Sheriff's Office, digital security cameras with remote internet access by the LA County Sheriff's Office shall be installed to monitor the premises. Cameras shall be maintained in working order and surveillance footage shall be maintained for a minimum of 30 days on digital media and shared with law enforcement upon request.

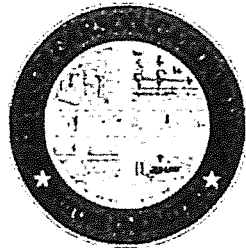
BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

79. Per Section 6310 of the Carson Municipal Code, all parties involved in the construction project, including but not limited to contractors and subcontractors, shall obtain a City Business License.

Carson Commerce Center
Initial Study
Mitigated Negative Declaration

Prepared for:
200 Alondra Boulevard LLC
C/O Alere Property Group LLC
100 Bayview Circle #310
Newport Beach, CA 92660

Reviewed and Approved by:
City of Carson
Planning Division
701 East Carson Street
Carson, California 90745



MAY 2016

Prepared by:
MIG
1500 Iowa Avenue, Suite 110
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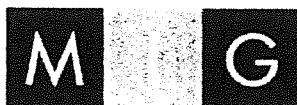


EXHIBIT NO. 3

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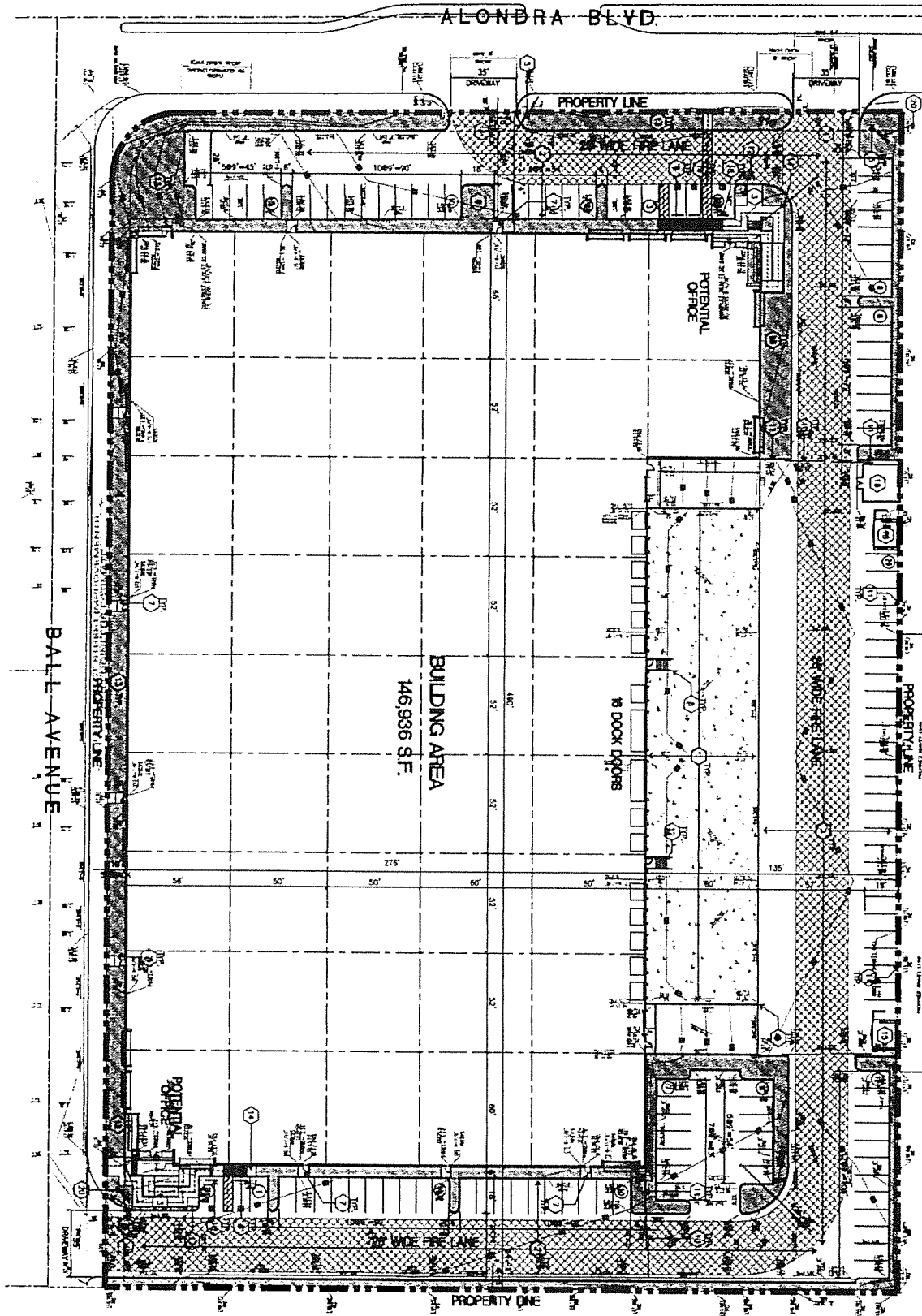
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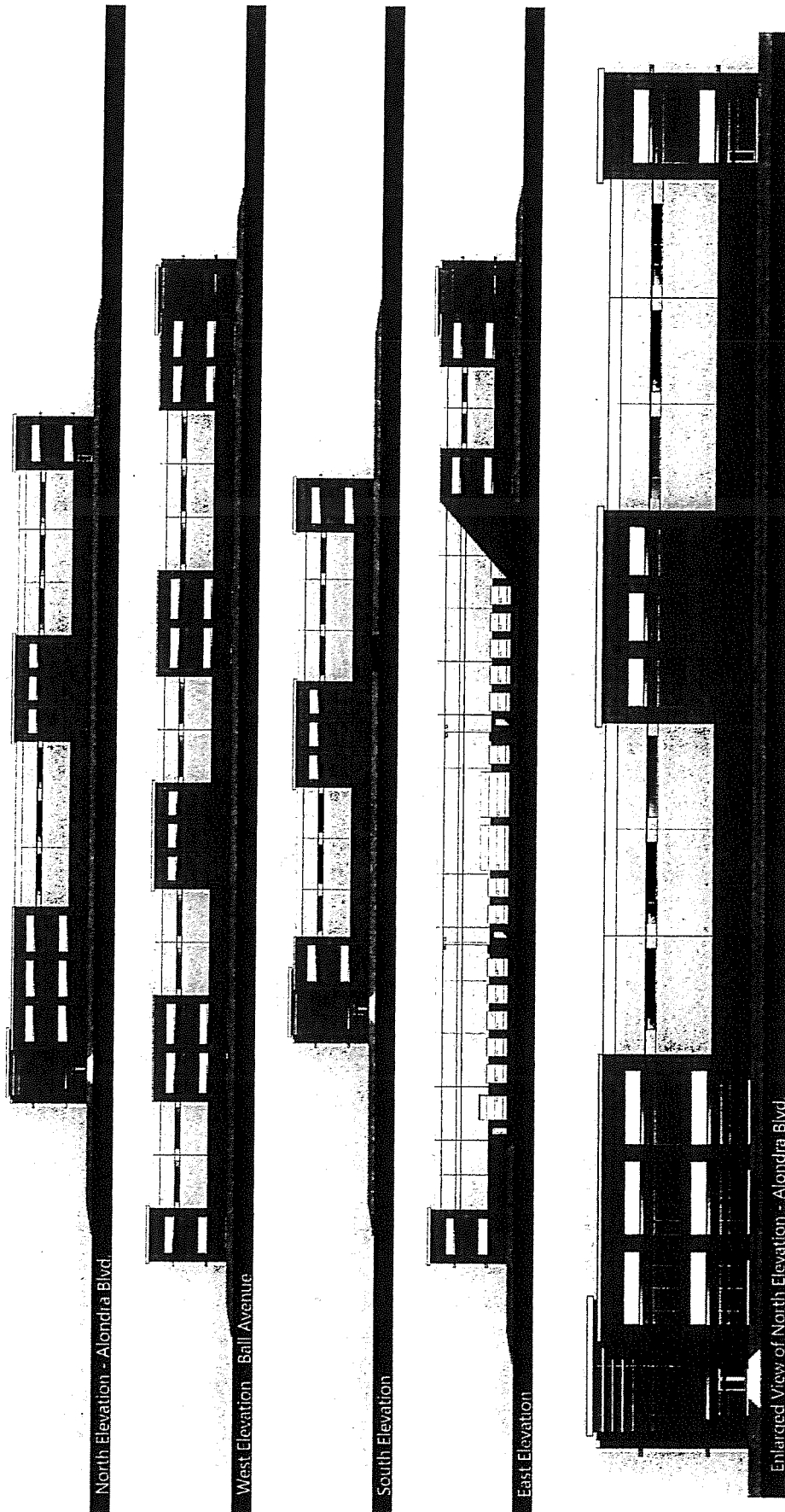


Exhibit 3 Project Elevations

1 Introduction

The City of Carson (Lead Agency) received Development Applications requesting approval of a General Plan Amendment, Zoning Map Amendment, Lot Line Adjustment, and Site Plan and Design Review to construct a 146,936 square-foot high-cube warehouse on 6.4 acres located at 200/230 East Alondra Boulevard in the City of Carson. The approval of these applications constitutes a "project" that is subject to review under the California Environmental Quality Act (CEQA) 1970 (Public Resources Code, Section 21000 et seq.), and the State CEQA Guidelines (California Code of Regulations, Section 15000 et seq.).

This Initial Study has been prepared to assess the short-term, long-term, and cumulative environmental impacts that could result from the proposed warehouse development.

This report has been prepared to comply with Section 15063 of the State CEQA Guidelines, which sets forth the required contents of an Initial Study. These include:

- A description of the project, including the location of the project (See Section 2);
- Identification of the environmental setting (See Section 2.11);
- Identification of environmental effects by use of a checklist, matrix, or other methods, provided that entries on the checklist or other form are briefly explained to indicate that there is some evidence to support the entries (See Section 4.);
- Discussion of ways to mitigate significant effects identified, if any (See Section 4);
- Examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls (See Sections 4.10); and
- The name(s) of the person(s) who prepared or participated in the preparation of the Initial Study (See Section 5).

1.1 Purpose of CEQA

The body of state law known as CEQA was originally enacted in 1970 and has been amended a number of times since then. The legislative intent of these regulations is established in Section 21000 of the California Public Resources Code, as follows:

The Legislature finds and declares as follows:

- a) The maintenance of a quality environment for the people of this state now and in the future is a matter of statewide concern.
- b) It is necessary to provide a high-quality environment that at all times is healthful and pleasing to the senses and intellect of man.
- c) There is a need to understand the relationship between the maintenance of high-quality ecological systems and the general welfare of the people of the state, including their enjoyment of the natural resources of the state.
- d) The capacity of the environment is limited, and it is the intent of the Legislature that the government of the state take immediate steps to identify any critical thresholds for the health and safety of the people of the state and take all coordinated actions necessary to prevent such thresholds being reached.

Introduction

- e) Every citizen has a responsibility to contribute to the preservation and enhancement of the environment.
- f) The interrelationship of policies and practices in the management of natural resources and waste disposal requires systematic and concerted efforts by public and private interests to enhance environmental quality and to control environmental pollution.
- g) It is the intent of the Legislature that all agencies of the state government which regulate activities of private individuals, corporations, and public agencies which are found to affect the quality of the environment, shall regulate such activities so that major consideration is given to preventing environmental damage, while providing a decent home and satisfying living environment for every Californian.

The Legislature further finds and declares that it is the policy of the State to:

- h) Develop and maintain a high-quality environment now and in the future, and take all action necessary to protect, rehabilitate, and enhance the environmental quality of the state.
- i) Take all action necessary to provide the people of this state with clean air and water, enjoyment of aesthetic, natural, scenic, and historic environmental qualities, and freedom from excessive noise.
- j) Prevent the elimination of fish or wildlife species due to man's activities, insure that fish and wildlife populations do not drop below self-perpetuating levels, and preserve for future generations representations of all plant and animal communities and examples of the major periods of California history.
- k) Ensure that the long-term protection of the environment, consistent with the provision of a decent home and suitable living environment for every Californian, shall be the guiding criterion in public decisions.
- l) Create and maintain conditions under which man and nature can exist in productive harmony to fulfill the social and economic requirements of present and future generations.
- m) Require governmental agencies at all levels to develop standards and procedures necessary to protect environmental quality.
- n) Require governmental agencies at all levels to consider qualitative factors as well as economic and technical factors and long-term benefits and costs, in addition to short-term benefits and costs and to consider alternatives to proposed actions affecting the environment.

A concise statement of legislative policy, with respect to public agency consideration of projects for some form of approval, is found in Section 21002 of the Public Resources Code, quoted below:

The Legislature finds and declares that it is the policy of the state that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects, and that the procedures required by this division are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects. The Legislature further finds and declares that in the event specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof.

1.2 Public Comments

Comments from all agencies and individuals are invited regarding the information contained in this Initial Study. Such comments should explain any perceived deficiencies in the assessment of impacts, identify the information that is purportedly lacking in the Initial Study or indicate where the information may be found. All comments on the Initial Study are to be submitted to:

Zak Gonzalez, City Planner
City of Carson, Planning Division
701 East Carson Street
Carson, California 90745
malexand@carson.ca.us

Following a 20-day period of circulation and review of the Initial Study, all comments will be considered by the City of Carson prior to adoption.

1.3 Availability of Materials

All materials related to the preparation of this Initial Study are available for public review. To request an appointment to review these materials, please contact:

Zak Gonzalez, City Planner
City of Carson, Planning Division
701 East Carson Street
Carson, California 90745
(310) 952-1761
malexand@carson.ca.us

2 Project Description

2.1 Project Title

Carson Commerce Center

2.2 Lead Agency Name and Address

City of Carson

Planning Division

701 East Carson Street

Carson, California 90745

2.3 Contact Person and Phone Number

Zak Gonzalez, City Planner

(310) 952-1761

malexand@carson.ca.us

2.4 Project Location

Southeast corner of East Alondra Boulevard and South Ball Avenue

Carson, California 90746

APNs: 6125-014-001 and 6125-014-002

Latitude 33°53'05.6" North, Longitude 118°16'23.8" West

(See Exhibit 1, Regional Context and Vicinity Map)

2.5 Project Sponsor's Name and Address

200 Alondra Boulevard LLC

C/O Alere Property Group LLC

100 Bayview Place #310

Newport Beach, California 92660

2.6 General Plan Land Use Designations

200 E. Alondra Blvd - Heavy Industrial

230 E. Alondra Blvd - Light Industrial

2.7 Zoning Districts

200 E. Alondra Blvd - Heavy Manufacturing, D Overlay

230 E. Alondra Blvd - Light Manufacturing

2.8 Project Components

The project includes the construction and operation of an approximate 146,936 square foot high-cube warehouse on 6.4 acres located at 200/230 East Alondra Boulevard. 10,000 square feet of the building area will be dedicated to office uses split between the first and second floors. The building is predominantly 37 feet in height with the corners of the building reaching 39.5 inches. The project is located in the northern portion of the city at the southeast corner of Ball Avenue and Alondra Boulevard. The project site is located on Assessor Parcel Numbers (APNs) 6125-014-001 and 6125-014-002. An end user has not been identified at this time, thus, details about the

operation of future building tenant is not available. The building has been treated as a speculative high-cube warehouse in this report, consistent with industry standards for that type of use.

Demolition and Construction

The project will require the demolition of 63,000 square feet of existing, on-site structures previously used for warehousing, manufacturing, garaging, and storage purposes. The building will be constructed in one phase, anticipated to begin July 2016 and taking approximately 14 months to complete. The proposed design will be high-image and built in concrete tilt-up style, painted light grey and white. The building façade is comprised of grey and white concrete tilt-up panels, clear anodized mullions, and blue reflective glazing. There will be 20,245 square feet of landscaping provided for this project site.

Access and Circulation

Access to the proposed building is proposed on Alondra Boulevard and Ball Avenue via a 35-foot driveway on Ball Avenue and two 35-foot driveways on Alondra Boulevard. The project includes 16 dock doors on east side of the building for truck delivery and pick-up and are screened from view on Ball Avenue and Alondra by the placement of the building. Off-site improvements include the widening and improvement of Ball Avenue with landscaping. Vehicle parking will be located on the north, east, and south. There will be 112 standard parking spaces and five accessible parking spaces.

Utilities

Water service will be provided via standard connection by Golden State Water Company. Wastewater conveyance and treatment will be provided via standard lateral connection by the Sanitation Districts of Los Angeles County. Local storm drains are maintained by the City of Carson Public Works Department. Solid waste disposal services are provided by Waste Management.

2.9 Surrounding Land Uses

Existing development is located to the west, north, south, and east of the project site. Table 1 (Project Site and Surrounding Land Uses) summarizes existing development conditions, General Plan Designations, and Zoning Districts surrounding the project site.

Table 1
Project Site and Surrounding Land Uses

Direction	General Plan Designation	Zoning District	Existing Development
Project Site	Heavy Industrial (200 Alondra) Light Industrial (230 Alondra)	Heavy Manufacturing (D Overlay) Light Manufacturing	Industrial
North	Industrial	Industrial	Industrial
South	Heavy Industrial Light Industrial	Heavy Manufacturing, D Overlay Light Manufacturing	Industrial
East	Light Industrial	Light Manufacturing	Nursery
West	Heavy Industrial	Heavy Manufacturing	Industrial

Project Description

Direction	General Plan Designation	Zoning District	Existing Development
Source: Los Angeles County 2016			

2.10 Environmental Setting

The project site is currently developed with a two-story brick building on the eastern portion of the project site, a one story concrete stucco building on the southern portion of the project site, and two metal and block wall garage structures on the northern portion of the project site that are used for industrial operations. The project site and surrounding area are completely developed and urbanized, extant of native vegetation or other natural features, primarily comprised of industrial uses.

2.11 Required Approvals

The City of Carson is the only land use authority for this project and this project will require the following City approvals:

- General Plan Amendment
- Zoning Map Amendment
- Lot Line Adjustment
- Site Plan and Design Review

2.12 Other Public Agencies Whose Approval is Required

None

3 Determination

3.1 Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a 'Potentially Significant Impact' as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology / Soils
<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology / Water Quality
<input type="checkbox"/> Land Use / Planning	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise
<input type="checkbox"/> Population / Housing	<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation
<input type="checkbox"/> Transportation/Traffic	<input type="checkbox"/> Utilities / Service Systems	<input type="checkbox"/> Mandatory Findings of Significance

3.2 Determination

<input type="checkbox"/>	The City of Carson finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	The City of Carson finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	The City of Carson finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	The City of Carson finds that the proposed project MAY have a 'potentially significant impact' or 'potentially significant unless mitigated' impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	The City of Carson finds that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

6 Summary of Mitigation Measures

- AQ-1 Prior to issuance of building permits, the City Building Official shall verify that construction plans submitted by the project proponent include a reduction plan for the application of paints and adhesives to avoid exceeding the South Coast Air Quality Management District (AQMD) daily threshold for release of volatile organic compounds (VOC). The project proponent may include use of internal and external architectural coatings of 50 grams per liter (g/L), schedule applications so as the amount of application does not result in threshold exceedance, and other measure that will ensure compliance with this mitigation measure. This measure shall be verified through standard building inspections. The applicant shall bear the cost of implementing this mitigation.
- B-1 A nesting bird survey is required within three days of removal of on-site trees to avoid potential harassment, harm, or death of species protected under the Migratory Bird Treaty Act of 1918 and potentially further protected by the Endangered Species Act of 1973. If nesting migratory birds are identified, tree removal and construction activities may not proceed until the United States Fish and Wildlife Service Region 8 Migratory Bird Permit Office is contacted for further instruction.
- C-1 In the event that archaeological resources are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet shall be established around the find where construction activities shall not be allowed to continue until a qualified archaeologist has examined the newly discovered artifact(s) and has evaluated the area of the find. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by project construction activities shall be evaluated by a qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. Should the newly discovered artifacts be determined to be prehistoric, Native American Tribes/Individuals should be contacted and consulted and Native American construction monitoring should be initiated. The Applicant and City shall coordinate with the archaeologist to develop an appropriate treatment plan for the resources. The plan may include implementation of archaeological data recovery excavations to address treatment of the resource along with subsequent laboratory processing and analysis.
- C-2 If paleontological materials are uncovered during grading or other earth moving activities, the contractor shall be required to halt work in the immediate area of the find, and to retain a professional paleontologist to examine the materials to determine whether it is a significant paleontological resource. If this determination is positive, the resource shall be left in place, if determined feasible by the project paleontologist. Otherwise, the scientifically consequential information shall be fully recovered by the paleontologist. Work may continue outside of the area of the find; however, no further

work shall occur in the immediate location of the find until all information recovery has been completed. The project archaeologist shall file a report regarding the information recovery with the City Development Services Manager.

- N-1 Prior to issuance of grading permits, the Applicant shall submit a mitigation plan prepared by a qualified engineer or other acoustical expert for review and approval by the Planning Division that identifies noise control measures that achieve a minimum 6 dBA reduction in construction-related noise levels. The mitigation plan may include use of sound curtains, engineered equipment controls, or other methods. Noise control requirements shall be noted on project construction drawings and verified by the Building Department during standard inspection procedures.

5.1 List of Preparers

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701 East Carson Street
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(310) 952-1761

- Zak Gonzalez II, Associate Planner

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951-787-9222

- Christopher Brown, Director of Environmental Services
- Olivia Chan, Project Analyst
- Ivy Ku, Project Analyst
- John Baas, Project Analyst

Kunzman Associates, Inc. (Technical Reports)
1111 Town & Country Road, Suite 34
Orange, California 92868
714-973-8383

- Robert Kunzman
- Carl Ballard, LEED GA
- William Kunzman, P.E., Principal

5.2 Persons and Organizations Consulted

N/A