

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 17-2600

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1627-16 FOR THE MODIFICATION OF THE EXISTING GOODYEAR BLIMP PORT AND VARIANCE NO. 561-16 TO ACCOMMODATE THE REDUCED FRONT YARD SETBACK FOR THE PROPOSED MAINTENANCE BUILDING, AND RECOMMENDING APPROVAL TO THE CITY COUNCIL OF CONDITIONAL USE PERMIT NO. 1006-16 TO CONSTRUCT A NEW INFLATABLE AIRSHIP HANGAR AND MAINTENANCE BUILDING AND OTHER SITE IMPROVEMENTS ON A PROPERTY ZONED SU-BP-D-ORL (SPECIAL USE; BLIMP PORT; DESIGN REVIEW; ORGANIC REFUSE LANDFILL) AND ZONE TEXT AMENDMENT NO. 27-16 TO ACCOMMODATE THE PROPOSED SIGNAGE, FOR AN EXISTING GOODYEAR BLIMP PORT LOCATED AT 19200 SOUTH MAIN STREET

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, Ware Malcomb, on behalf of the property owner, Goodyear Tire & Rubber Company, with respect to real property located 19200 South Main Street and described in Exhibit "A" attached hereto, requesting:

- Conditional Use Permit No. 1006-16 to construct a new inflatable Airship Hangar and Maintenance Building, tail wheel ring/rolling trolley, gravel and turf tile landing pad/taxiways, permitted accessory buildings and new perimeter fencing for an existing Goodyear Blimp Port, located in the SU-BP-D-ORL (Special Use; Blimp Port; Design Review; Organic Refuse Landfill) zone;
- Design Overlay Review No. 1627-16 for the modification of the existing Goodyear Blimp Port;
- Zone Text Amendment No. 27-16 to accommodate the proposed signage, and a variance, for an existing Goodyear Blimp Port located in the SU-BP-D-ORL (Special Use; Blimp Port; Design Review; Organic Refuse Landfill) zone; and
- Variance No. 561-16 to accommodate the reduced front yard setback for the proposed maintenance building.

A Planning Commission meeting was duly held on February 28, 2017, 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. At the meeting of February 28, 2017, the public hearing was continued to March 14, 2017.

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 the Conditional Use Permit, the Planning Commission finds that:

a) The subject property is identified as Public Facilities in the General Plan. Planning goals contained within the General Plan Land Use document include eliminating all evidence of property deterioration throughout Carson. The proposed modifications to the property will include site upgrades including new fencing and landscaping which will help to achieve General Plan goals and objectives.

b) The project site is 29 acres in area, flat, and diamond-shaped. The blimp port is located in the center of the property with the existing and proposed maintenance and office buildings along the western property line, fronting Main Street. The location is suitable for the use, and there are adequate facilities to serve the subject property and intended use.

c) There is adequate pedestrian and vehicular access from the driveway fronting Main Street which leads to a large parking area and a walkway to the office building.

d) Adequate water supply and sufficient access for fire department equipment and personnel in the event of an emergency will be provided for the site, subject to Fire Department conditions.

e) The proposed modifications to the existing Blimp Port will accommodate the new fleet of airships and continue their operation for Goodyear Tire and Rubber. The zoning of the property is SU-BP-D-ORL, specifically intended for a blimp port. Thus, the proposed use is compatible with the intended character of the area.

Section 4. With respect to Site Plan and Design Review, the Planning Commission finds that:

a) The proposed modification to the existing use and development will be consistent with the General Plan.

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 Main Street.

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 5. With respect to the Zone Text Amendment, the Planning Commission finds that:

a) The proposal to modify the requirements of Section 9159.2(D)(10) is consistent and compatible with the existing surrounding open space and industrial uses and compatible/consistent with the surrounding General Plan land use designations and includes the following modification:

- Not more than two (2) ~~one (1)~~ large identification sign structures shall be permitted, with not more than four (4) ~~two (2)~~ sign faces totaling ~~of not more than~~ twenty-one thousand five-hundred twenty-eight ~~three thousand one hundred twenty (3,120)~~ (21,528) square feet of sign face area. Said ~~structure signs~~ shall not exceed eight-eight (88) ~~one hundred (100)~~ feet in height, and three-hundred seventy eight (80) ~~feet~~ in length, and four (4) ~~feet~~ in thickness and shall be located adjacent to the ~~southwesterly boundary of the site. The faces of this sign may be floodlighted or internally illuminated but there shall be no rotating, flashing or scintillating feature nor other variation in the intensity of illumination.~~

b) The proposed project will be consistent with the General Plan upon City Council approval of the Planning Commission recommendation modifying the requirements of Section 9159.2(D) (10).

c) The proposed text amendment will accommodate the proposed signage. Staff finds that the increase in the number of signs, maximum sign area, and maximum sign length are not significant increases and are within the intent of Section 9159.2(D) (10) and the regional nature of the use.

Section 6. With respect to the Variance, the Planning Commission finds that:

a) Special circumstances, in terms of location of the subject property would deprive this property of certain privileges enjoyed by other properties in the vicinity. The strict application of the zoning code would cause a hardship to this property in that an adequate maintenance building would be in violation of the of the front yard setback requirements of the Municipal Code.

b) A variance is requested from Section 9159.2 of the Carson Municipal Code to encroach into the required 25-foot front yard setback. The proposed maintenance building will be located along the front property line with an 18 foot 8 inch setback which will align with the existing maintenance building and existing non-conforming setback which would allow a continuous building line and therefore provide better design. The proposed maintenance building is located so as to minimize its encroachment onto the adjacent landfill/waste limit line as well as maximize its distance from the mooring circle while providing convenient access to personnel and less need for additional tile paving.

c) A portion of the proposed maintenance building is already proposed to be located on the landfill. DTSC has already designated the this building area as "non-project" status and has determined that there will be no disturbance to the landfill cap due to this building being placed in this location. The placement of the building any further back than its current location would impact the landfill cap and will not be approved by DTSC. Therefore, this circumstance justifies approval of a Variance as it would be considered a hardship for the applicant to meet the setback requirement.

d) The orientation of the maintenance building combined with the location of the lot make meeting all applicable regulations a significant hardship.

Section 7. With respect to the Moratorium Exception, the Planning Commission finds that:

a) The project site is located within Area 1C of the "Signature Project" moratorium area. On June 8, 2016, the City Council approved an exception to the moratorium for the modification to the Carson airship base to accommodate the new fleet of airships, finding the project to be consistent with and complementing the "Signature Project" as a regional destination that serves the local market (Resolution No. 16-066).

Section 8. 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 9. Based on the aforementioned findings, the Commission hereby approves Design Overlay Review No. 1627-16 and Variance No. 561-16, and recommends City Council approval of Conditional Use Permit No. 1006-16, and Zone Text Amendment No. 27-16 to modify Section 9159.2(D) (10) of the Carson Municipal Code to accommodate the proposed signage, with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

Section 10. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 11. 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 14th DAY OF MARCH, 2017


CHAIRPERSON

ATTEST:


SECRETARY

EXHIBIT "A"

Legal Description

THAT PORTION OF THE RANCHO SAN PEDRO, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN SUPERIOR COURT CASE NO. 3284, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY BOUNDARY OF THE LAND DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED SEPTEMBER 6, 1957 AS INSTRUMENT NO. 242 IN BOOK 35536 PAGE 26 OF OFFICIAL RECORDS OF SAID COUNTY, WITH A LINE THAT IS PARALLEL WITH AND DISTANT 15 FEET NORTHEASTERLY MEASURED AT RIGHT ANGLES FROM THE NORTHEASTERLY LINE OF THAT CERTAIN 225 FOOT WIDE STRIP OF LAND DESCRIBED IN THE DEED TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR DOMINGUEZ CHANNEL, RECORDED DECEMBER 26, 1951 AS INSTRUMENT NO. 2032 IN BOOK 3562 PAGE 387 OF OFFICIAL RECORDS, THENCE FROM SAID POINT OF BEGINNING ALONG SAID WESTERLY BOUNDARY NORTH 35 DEGREES 06 MINUTES 39 SECONDS EAST 1200.76 FEET, THENCE NORTH 54 DEGREES 53 MINUTES 21 SECONDS WEST 1200.00 FEET TO THE SOUTHEASTERLY LINE OF MAIN STREET, 80 FEET WIDE, THENCE ALONG SAID SOUTHEASTERLY LINE SOUTH 35 DEGREES 06 MINUTES 39 SECONDS WEST 399.37 FEET TO THE NORTHEASTERLY LINE OF THAT CERTAIN 10 FOOT WIDE EASEMENT FOR THE WIDENING OF SAID MAIN STREET, RECORDED AUGUST 23, 1963 IN BOOK D-2 PAGE 75, OFFICIAL RECORDS, THENCE ALONG THE NORTHEASTERLY AND SOUTHEASTERLY LINE OF SAID EASEMENT, SOUTH 54 DEGREES 53 MINUTES 21 SECONDS EAST 10.00 FEET AND SOUTH 35 DEGREES 06 MINUTES 39 SECONDS WEST 503.67 FEET TO THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN PARCEL 800 OF THE FINAL DECREE OF CONDEMNATION ENTERED IN LOS ANGELES COUNTY SUPERIOR COURT CASE NO. 848341, A CERTIFIED COPY OF WHICH WAS RECORDED FEBRUARY 24, 1995 AS INSTRUMENT NO. 2682 IN BOOK D-3566 PAGE 867 OFFICIAL RECORDS OF SAID COUNTY, THENCE ALONG THE NORTHEASTERLY LINES OF THE LAND DESCRIBED IN PARCELS 800, 782 AND 799 OF SAID FINAL DECREE OF CONDEMNATION AS FOLLOWS:

SOUTH 22 DEGREES 06 MINUTES 43 SECONDS EAST 705.38 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2872.50 FEET, A RADIAL OF SAID CURVE TO SAID POINT BEARS SOUTH 57 DEGREES 22 MINUTES 34 SECONDS WEST, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 46 MINUTES 10 SECONDS AN ARC DISTANCE OF 740.46 FEET AND TANGENT TO SAID CURVE SOUTH 47 DEGREES 23 MINUTES 36 SECONDS EAST 377.0 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, OIL, GAS, WATER AND RIGHTS THERETO, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE FOR, REMOVE AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS SUITABLE TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF THE LANDS HEREBY CONVEYED OR ANY PORTION OF THE SUBSURFACE WITHIN FIVE HUNDRED (500) FEET OF THE SURFACE AND IN SUCH MANNER AS NOT TO DAMAGE THE SURFACE OF SAID LANDS OR TO INTERFERE WITH

THE USE THEREOF BY GRANTEE, ITS SUCCESSORS OR ASSIGNS, AS RESERVED BY DOMINGUEZ ESTATE COMPANY, A CORPORATION, IN THE DEED RECORDED APRIL 2, 1957 AS INSTRUMENT NO. 331 IN BOOK D-3621 PAGE 3 OF OFFICIAL RECORDS.

CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 1006-16
DESIGN OVERLAY REVIEW NO. 1627-16
ZONE TEXT AMENDMENT NO. 27-16
VARIANCE NO. 561-16
ZONE CHANGE CASE 177-17

GENERAL CONDITIONS

1. Development project approval shall become null and void one year following the effective date of application approval unless a building permit is issued and construction is commenced and diligently pursued toward completion or a time extension has been approved by the Planning Commission. This Permit does not supersede an individual time limits specified herein for performance of specific conditions or improvements.
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 submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
4. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
5. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.

6. All construction documentation shall be coordinated for consistency including but not limited to architectural structural mechanical electrical plumbing landscape and irrigation, grading, utility, traffic signal, street lighting, traffic signing, traffic striping and street improvement plans. All such plans shall be consistent with the approved entitlement plans on file with the Planning Department Division.
7. The project site shall be developed and maintained in conformance with the approved plans on file with the City. Any variation from the approved plans must be reviewed and approved by the Planning Division prior to building permit issuance and may require review and approval by the Planning Commission and/or City Council.
8. 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.
9. 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.
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. Covenant, Conditions, and Restrictions (CC&Rs). Covenants, Conditions and Restrictions (CC&Rs) shall be established for the project. The applicant or successor in interest shall pay for the cost of review and approval of the CC&Rs by the City Attorney. The CC&Rs shall provide for proper maintenance of the property and include other necessary conditions to carry

out the terms herein, and shall be enforceable by the City, and recorded prior to development of any parcels. An initial deposit of \$5,000.00 is required to cover processing costs. The applicant shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.

14. 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.
15. Indemnification. The applicant, the owner, tenant(s), and their subsequent successors (Parties) agree to 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 any damage or harm to people or property, real and personal, that may result from Goodyear Tire and Rubber Company(s) operations or any claims against the City for or as a result of the granting of the continuance. The City will promptly notify the Parties of any such claim, action, or proceeding against the City and Parties will pay the City's associated legal costs and will advance funds assessed by the City 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 Parties' 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. Parties shall provide a deposit in the amount of 100% 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 Parties fails to provide or maintain the deposit, the City may abandon the action and Parties shall pay all costs resulting therefrom and the City shall have no liability to Parties.

PRIOR TO PERMITTING (BUILDING, GRADING, ENCROACHMENT, ETC.)

16. A copy of the herein listed conditions of approval shall be included in the construction documentation package for the project which shall be continuously maintained on site during project construction.

17. All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California and submitted to the City Engineer for review and approval **AND/OR** all required plans and studies shall be prepared by a Registered Architect in the State of California and submitted to the Planning Manager for review and approval.
18. The applicant shall obtain an Encroachment Permit and Traffic Control Permit as required, for all work within the public right-of-way. Prior to issuance of the Encroachment Permit, all public improvement plans, which include but are not limited to street, water, sewer, storm drain, recycled water, traffic signal, lighting, signing and striping, etc. shall be reviewed and approved by the City Engineer.
19. After project's entitlement approval, the applicant shall pay all applicable departmental fees. Fees shall be paid at the rate established by resolution of the City Council.
20. Prior to inflating the hanger, the applicant shall provide the City with appropriate clearances from the Federal Aviation Administration (FAA).

AESTHETICS

21. 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.
22. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
23. Graffiti shall be removed from all areas within three (3) days of written notification by the City of Carson, including graffiti found on perimeter walls and fences. 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 modification (i.e. fencing, landscaping, chemical treatment, etc.)
24. The proposed project site shall be maintained free of debris, litter and inoperable vehicles at all times. The subject property shall be maintained to present an attractive appearance to the satisfaction of the Planning Division.
25. Prior to Issuance of building permit, the specification of all colors and materials must be submitted and approved by the Planning Division.
26. Outdoor storage areas, trash enclosures, and mechanical equipment shall be enclosed within a 6-8 feet tall solid fence or wall, or screened with other materials, subject to Planning Division review and approval

FENCE/WALLS

27. Perimeter walls shall be architecturally coordinated with the project building and subject to the approval of the Planning Commission.
28. Prior to the issuance of a building permit a Wall and Fence Plan shall be reviewed and approved by the Planning and Building Divisions. The plans shall indicate materials colors and height of proposed and existing walls and fences and shall include a cross section of walls fences indicating adjacent grades. Walls shall be designed as an integral part of the architecture for the development and approved by the Planning Division.

LANDSCAPE/IRRIGATION

29. Comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
30. The proposed irrigation system shall include best water conservation practices.
31. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
32. 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.
33. Such landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include, but are not limited to:
 - a. Vine-like landscaping along walls where trellises are proposed;
 - b. Annual flowers wherever possible; and
 - c. Irrigation system designed to commercial grade standards.

Furthermore, these plans are subject to Planning Division review and approval before landscape/irrigation construction, which is to be completed prior to the issuance of final occupancy.

34. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
35. 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.

36. Due to current drought conditions, staff recommends that the applicant replace existing grass with drought tolerant groundcover as a condition of approval.
37. Front yard landscaping shall be provided to screen the mechanical equipment of the existing maintenance building visible from Main Street.
38. Additional and enhanced landscaping shall be provided between the curb and the fence.

LIGHTING/SECURITY

39. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9147.1 of the Zoning Ordinance.
40. 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

41. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
42. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
43. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.

SIGNS

44. Business signs and sign structures shall be permitted in conformance with development plans which have been approved pursuant to the Site Plan and Design Review procedures (including the number of signs and sign structures to be permitted) as provided in Section 9172.23 of the Zoning Ordinance.
45. Future modifications to the existing pole sign will require replacement of the pole sign with a monument sign.

TRASH

46. Trash collection shall comply with the requirements of the City's trash collection company.
47. All refuse shall be stored in an appropriate container and maintained within a City approved enclosure. All on-site trash enclosures shall be design with solid cover roofs to prevent rainwater contact with waste materials. The trash

enclosure and roof design shall be consistent with the design of the building architecture.

UTILITIES

48. 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.

BUILDING AND SAFETY DIVISION

49. Periodic monitoring reports concerning the presence of subsurface landfill-generated methane gas seepage shall be furnished to the Building Official upon request. Necessary improvements deemed to be required to mitigate known leaks of methane gas shall be required if found to be significant, subject to discretion of the Building Official.
50. Submit development plans for plan check review and approval.
51. Obtain all appropriate building permits and an approved final inspection for the proposed project.
52. Prior to issuance of building permit, proof of worker's compensation and liability insurance must be on file with the Los Angeles County Building and Safety Division.
53. The applicant shall work with Los Angeles County and the Division of Toxic Substances Control in their assessment and monitoring of the entire BKK landfill, in which portions of the subject property are contained.

ENGINEERING SERVICES DEPARTMENT – CITY OF CARSON

54. 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.
55. 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 construction permits.
56. 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.
57. A construction permit is required for any work to be done in the public right-of-way.

58. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Services prior to issuance of permit by Engineering Services.
59. 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:

60. 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.
61. The Developer shall comply with applicable Low Impact Design (LID) requirements (Carson Municipal Code 5809) and shall include Best Management Practices (BMP) necessary to control storm water pollution from construction activities and facility operations to the satisfaction of Building and Safety.
62. 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.
63. 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.
64. 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 Main Street.
 - b. Sewer Main Improvements (if any) along Main Street as determined by the aforementioned sewer area study.

- c. Storm Drain Improvements (if any) along Main Street as determined by the aforementioned requirement.
- 65. Off-site improvements (*eg. 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. Prior to issuance of Grading permit, developer shall obtain clearance from City of Carson Engineering Division.
- 66. The Developer has the option to make a cash payment/ shall make a cash payment to the City of Carson In-Lieu of constructing the following Improvements:
 - a. Installation of Landscape Median (7 feet wide) - \$11 / sq. ft.
 - b. Installation of Slurry Seal Type II - \$0.45 / sqft.

CERTIFICATE OF OCCUPANCY

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

- 67. 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.
- 68. 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.
- 69. The Developer shall execute and provide to the City Engineer, a written statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water service will be provided to each building.
 - a. Comply with mitigation measures recommended by the water purveyor.
- 70. 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.
- 71. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along 19200 Main Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.

72. Install sidewalk along 19200 Main Street abutting this proposed development per City of Carson Standard.
73. Fill in any missing sidewalk within the public right of way along 19200 Main Street abutting this proposed development
74. Remove and replace any broken/damaged driveway approach within the public right of way along 19200 Main Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
75. Remove unused driveway approach if any, within the public right of way along 19200 Main Street 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.
76. The Developer shall modify existing driveways within the public right of way along 19200 Main Street abutting this proposed development per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
77. 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.
78. Plant parkway grass in the public right of way along 19200 Main Street abutting this proposed development to the satisfaction of the City Engineer.
79. Install raised landscaped median along 19200 Main Street to the satisfaction of the City Engineer.
80. 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-months)** Contact Sam Abdelhadi at LACDPW at (626) 300-4771.
81. All existing overhead utility lines 12 kilovolts and less including telecomm along 19200 Main Street 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 Certificate of Occupancy.

Undergrounding estimate shall be prepared by Southern California Edison and other overhead utility companies and shall be submitted to the City Engineer for his determination.

82. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.
83. 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.
84. Install striping and pavement legend per City of Carson standard.
85. Paint Curbs Red along 19200 Main Street within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
86. 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.
87. Streets abutting 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).
88. At the time of issuance of Certificate of Occupancy, and improvement plan approval, the developer's engineer shall submit the approved off-site improvement plans electronically stored a CD in AutoCAD format to the Engineering Services Division.
89. 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

90. The required fire flow for public fire hydrants at this location is 4250 gallons per minute at 20 psi for a duration of 4 hours, over and above maximum daily domestic demand. Three hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
91. Two off-site public fire hydrants and four on-site fire hydrants adjacent to the proposed new hangar building shall be installed per Fire Department requirements. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site

hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall. Additional fire hydrants may be required per Fire Department review.

92. Installation of the turf tile and subgrade must be inspected by a registered civil engineer and certified capable of supporting the weight of a 70,000 pound Fire Department quint. Any damage caused by Fire Department apparatus driving on the surface will be the responsibility of the property owner and repaired as necessary. The turf tile manufacturer shall provide a statement to the Fire Department that the turf tile and subgrade has been tested for their use as fire apparatus access roads.
93. The proposed development shall obtain approval and comply with all Los Angeles County Fire Department requirements (i.e. fire hydrant installations and fire flow requirements).

GABRIELENO BAND OF MISSION INDIANS – KIZH NATION

94. Goodyear, or it's representative, shall provide the Gabrielino Band of Mission Indians, Kizh Nation with 30-days' notice of the beginning of ground disturbing activities. Typical Ground disturbing activities include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, weed abatement, boring, grading, excavation, and trenching, within the project area. The tribe will be allowed access to the site to observe ground disturbing activities. Any tribal members on site shall be required to abide by any of the project's required health and safety training and protocols. In addition, the monitor(s) will be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in the California Environmental Quality Act, California Public Resources Code Division 13, Section 21083.2 (a) through (k). The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.

CALTRANS

95. Applicant shall obtain a transportation permit for any transportation of heavy construction equipment and/or materials requiring use of oversized-transport vehicles on State highways.

BUSINESS LICENSE

96. All parties involved in the subject project located at 19200 South Main Street including to but not limited to contractors and subcontractors are required to obtain a city business license per Section 6310 of the Carson Municipal Code.

MITIGATION MEASURES

97. If ground-disturbing activities or removal of any trees, shrubs, or any other potential nesting habitat are scheduled within the avian nesting season (nesting season generally extend from February 1 - August 31, but can vary from year to year based upon seasonal weather conditions), pre-construction clearance survey for nesting birds shall be conducted within three days prior to any ground disturbing activities to ensure that no nesting birds will be disturbed during construction.
98. The biologist conducting the clearance survey shall document a negative survey with a brief letter report indicating that no impacts to active bird nests will occur. If an active avian nest is discovered during the 3-day preconstruction clearance survey, construction activities shall stay outside of a 300-foot buffer around the active nest. For raptor species, this buffer is expanded to 500 feet.
99. If special status avian species are identified during the pre-construction survey, a biological monitor shall be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the young have fledged and left the nest, normal construction activities can occur. Pursuant to CFG Code 3503, it is unlawful to destroy any birds' nest or any birds' eggs that are protected under the MBTA. Further, any birds in the orders Falconiformes or Strigiformes (birds of prey, such as hawks and owls) are protected under CFG Code 3503.5 which makes it unlawful to take, possess, or destroy their nest or eggs.
100. A consultation with CDFW and/or USFWS (dependent on the species) shall be required prior to the removal of any raptor nest on the project site, if a raptor nest is determine to be located on site during the pre-construction clearance survey.
101. Prior to the issuance of grading permits, the applicant shall retain a qualified geotechnical engineer to prepare a geotechnical report to inform project design as relates to seismically induced ground shaking at the site. All grading and construction on site shall adhere to the specifications, procedures, and site conditions contained in the final design plans, which shall be fully compliant with the seismic recommendations of the geotechnical report. The procedures and site conditions shall encompass site preparation, foundation specifications, and protection measures for buried metal. The final structural design shall be subject to approval and follow-up inspection by the City of Carson Building and Safety Department. Final design requirements shall be provided to the on-site construction supervisor and the City of Carson Building and Safety Department to ensure compliance. A copy of the approved design shall be submitted to the City of Carson Building and Safety Department.

102. Prior to construction the City of Carson shall require the construction contractor to prepare and implement (as needed during construction) a soil and water management plan, which specifies the method for handling and disposal of contaminated soil and groundwater. The plan shall include all necessary procedures to ensure that excavated materials and fluids generated during construction are stored, managed, and disposed of in a manner that is protective of human health and in accordance with applicable laws and regulations. The plan shall include the following information.
- Procedures shall be implemented if unknown subsurface conditions or contamination are encountered, such as previously unreported tanks, wells, waste or contaminated soils.
 - Procedures shall be implemented for containment, handling and disposal of water generated during construction such as dewatering (if needed), runoff from dust control, and accumulation of rainwater. The plan shall outline the laboratory methods for analysis of hazardous materials likely to be encountered and the appropriate treatment and/or disposal methods.
 - Procedures shall be implemented to ensure that imported soils brought on site do not contain hazardous materials above regulatory thresholds.
103. The City of Carson shall require the construction contractor to retain a qualified environmental professional to prepare a site-specific health and safety plan (HASP) in accordance with federal OSHA regulations (29 CFR 1910.120) and Cal/OSHA regulations (8 CCR Title 8, Section 5192). The HASP shall address worker health and safety issues during construction. The HASP shall include the following information:
- All required measures to protect construction workers and the general public by including engineering controls, monitoring, and security measures to prevent unauthorized entry to the construction area and to reduce hazards outside of the construction area. If prescribed contaminant exposure levels are exceeded, personal protective equipment shall be required for workers in accordance with state and federal regulations.
 - Required worker health and safety provisions for all workers potentially exposed to contaminated materials, in accordance with state and federal worker safety regulations, and designated qualified individual personnel responsible for implementation of the HASP.
 - The contractor shall have a site health and safety supervisor fully trained pursuant to hazardous materials regulations present during excavation, trenching, or cut and fill operations to monitor for evidence of potential soil contamination, including soil staining, noxious odors, debris or buried

storage containers. The site health and safety supervisor must be capable of evaluating whether hazardous materials encountered constitute an incidental release of a hazardous substance or an emergency spill. The site health and safety supervisor shall direct procedures to be followed in the event that an unanticipated hazardous materials release with the potential to impact health and safety is encountered. These procedures shall be in accordance with hazardous waste operations and regulations and specifically include, but are not limited to, the following: immediately stopping work in the vicinity of the unknown hazardous materials release; notifying the Department of Environmental Health, and retaining a qualified environmental firm to perform sampling, remediation, and/or disposal. Documentation that HASP measures have been implemented during construction shall be required.

- Provision that submittal of the HASP to the City of Carson, or any review of the contractor's HASP by the City of Carson, shall not be construed as approval of the adequacy of the contractor's health and safety professional, the contractor's HASP, or any safety measure taken in or near the construction site. The contractor shall be solely and fully responsible for compliance with all laws, rules, and regulations applicable to health and safety during the performance of the construction work.

104. The applicant will be required to obtain the services of qualified Native American Monitor's during construction related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleno Band of Mission Indians, Kizh Nation as activities that include pavement removal, pot-holing/auguring, boring, grading, excavation and trenching within the project area.
105. Goodyear Tire & Rubber Company will be subject to compliance with the current post-closure monitoring and maintenance requirements outlined by the State Department of Toxic Substances Control (DTSC) Remedial Action Plan which may include regular monitoring reports for DTSC review.