

**From:** Candace Hill  
**To:** Le, Kevin  
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**Attachments:** General Conditions.doc

**DOCKET**

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DATE \_\_\_\_\_

RECD. MAR 11 2010

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Candace

Attached are general conditions of approval.

Note that additional comments will be forthcoming from the Planning Division and other departments and agencies once a permit application is received.

If you have any questions, please let me know.

Max Castillo

Assistant Planner

Staff - Environmental Commission

Economic Development Services Group - Planning Division

City of Carson

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## GENERAL CONDITIONS

1. If Conditional Use Permit No. \_\_\_\_\_ is not used within one year of their effective date, said permits shall be declared null and void unless an extension of time is previously 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 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.
5. 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.
6. It is further made a condition of this approval that if any condition is violated or if any law, statute or 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.
7. 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.
8. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
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. 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.
11. 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, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. \_\_\_\_\_. 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.

#### PARKING/TRAFFIC

12. The required parking shall meet all applicable standards as outlined in Part 6, Division 2 of the Carson Zoning Ordinance.
13. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
14. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
15. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
16. All areas used for the movement parking, loading, repair or storage of vehicles shall be paved and maintained 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.

#### LANDSCAPING/IRRIGATION

17. 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.
18. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
19. Landscaping shall be provided with a permanently installed, automatic irrigation system and operated by an electrically-timed controller station set for early morning.
20. To the extent possible, landscaping shall be provided for interior parking lots per Section 9162.52 - Landscaping Requirements – of the Carson Municipal Code.

## AESTHETICS

21. The subject property shall be maintained at all times to present an attractive appearance to the satisfaction of the Planning Division.
22. Graffiti shall be removed from all project areas within 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.).

## FENCES/WALLS

23. Chainlink fencing and barbed or concertina wire shall be prohibited where visible from public right-of-way.

## SIGNS

24. All permitted business signs must be in compliance with the provisions of Section 9146.7 of the Zoning Ordinance.

## LIGHTING

25. Lighting for the project site shall be directed downward and inward in order to minimize glare to other properties and the public roadways.

## AIR QUALITY – CONSTRUCTION PHASE

26. Temporary traffic controls (i.e., flag person) shall be provided during all construction phases to maintain traffic flow.
27. Construction activities shall be scheduled for off-peak hours to the degree practicable.
28. Construction trucks shall be re-routed away from congested streets.
29. Truck deliveries shall be consolidated when possible.
30. Construction equipment and vehicle engines shall be maintained in good condition and in proper tune as per manufacturers' specifications and pre SCAQMD rules, to minimize exhaust emissions.
31. Methanol- or natural gas-powered mobile equipment and pile drivers shall be used instead of diesel to the extent available and at competitive prices.
32. Propane- or butane-powered onsite mobile equipment shall be used instead of gasoline to the extent available and at competitive prices.
33. Exposed piles (i.e., gravel, sand, and dirt) shall be enclosed, covered, or watered twice daily, or an approved soil binder shall be used.
34. Active grading sites shall be watered at least twice daily.

35. Excavation and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 miles per hour over a 30-minute period.
36. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer), in accordance with Section 23114 of the California Vehicle Code.
37. Streets shall be swept at the end of the day if visible soil material is carried over to adjacent roads. Water sweepers using reclaimed water are recommended.
38. Wheel washers shall be installed where vehicles enter and exit unpaved roads onto paved roads.
39. Trucks and any equipment leaving the site shall be washed if dirt, sand, soil, or other loose material is visible.
40. Water shall be applied three times daily, or chemical soil stabilizers shall be used according to manufacturers' specifications, to all unpaved parking or staging areas or unpaved road surfaces.
41. Traffic speed limits of 15 miles per hour or less shall be posted and enforced on all unpaved roads.

#### AIR QUALITY – OPERATIONAL

42. Filters shall be installed throughout the building in order to minimize emissions generated from manufacturing activities.
43. Regular inspections and monitoring of emissions generated from manufacturing activities shall be done. Proper procedures shall be implemented in order to minimize these emissions.
44. Truck deliveries shall be consolidated when possible.
45. Alternative fuel vehicle (AFV) parking spaces shall be made available to employees and customers of the office building to the satisfaction of the Planning Division. AFV parking spaces shall be located as close as possible to the office building.
46. Up to ten (10) percent of all employee parking shall be set aside for carpools and vanpools, unless an alternative is approved by the City. Carpooling and vanpooling shall be encouraged to the extent feasible.

#### NOISE

47. All operations shall comply with the City of Carson Noise Ordinance

## FIRE DEPARTMENT - COUNTY OF LOS ANGELES

48. Provide water mains, fire hydrants, and fire flows as required by Los Angeles County Fire Department and Fire Warden for the proposed site.
49. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.

## PUBLIC SAFETY - CITY OF CARSON

50. Ensure compliance with current seismic mitigation codes.

## DEPARTMENT OF TOXIC SUBSTANCES CONTROL

51. Any hazardous wastes/materials encountered during construction shall be remediated in accordance with local, state, and federal regulations.

## BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

- ~~52.~~ Per section 6310 of the Carson Municipal Code, all parties involved in the project, including but not limited to contractors and subcontractors, will need to obtain a City Business License.

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