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**Subject:** Please docket for BP Watson

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>>> "John Signo" <[JSigno@carson.ca.us](mailto:JSigno@carson.ca.us)> 3/25/2010 4:22 PM >>>

Thank you for the opportunity to comment on the intensification of the Watson Cogeneration Facility located at 22850 South Wilmington Avenue. It is our understanding that the proposed project is for a fifth train that would add a nominal 85 MW combustion turbine generator (CTG), with a single-pressure heat recovery steam generator (HRSG) to provide additional process steam to the existing Watson Cogeneration Facility. The fifth train would operate in conjunction with the existing four cogeneration units.

Since the proposed project is located in the MH (Manufacturing, Heavy) zoning district and designated Heavy Industrial in the General Plan Land Use Map, it is consistent with the uses intended for the area and a conditional use permit (CUP) is not required. Furthermore, the project site is not located within a Design overlay district or a redevelopment project area, and thus does not require Site Plan and Design Review.

However, since the facility was developed legally prior to city incorporation, it is nonconforming to certain development standards. Staff encourages compliance with the landscape standards in the Carson Municipal Code to the extent feasible. Please consider the following as part of your requirements:

1. Provide not less than five (5) percent interior landscaping for the parking lot located north of the proposed project at the southeastern corner of Wilmington Avenue and Watson Center Road per Section 9162.52(A)(1) of the Carson Municipal Code (CMC).
2. Per Section 9162.52(B)(1) of the CMC, "if a parking facility is located adjacent to a public street or walkway, there shall be a landscaped strip, not less than ten (10) feet in width, running

parallel to and along the public street or walkway, excluding space devoted to driveways and other access points." Although the facility is existing, we would recommend additional landscaping and/or replacement of decrepit landscaping along Wilmington Avenue along the full length of the adjacent parking lot. The landscaping should be adequate to screen the facility and be aesthetically-pleasing from the street right-of-way.

Thank you again for the opportunity to comment. If you have any questions, please feel free to contact me.

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