



Tuesday, April 14, 2026

701 East Carson Street, Carson, CA 90745
Helen Kawagoe Council Chambers, 2nd Floor
6:30 p.m.

**AGENDA
REGULAR MEETING OF THE
PLANNING COMMISSION**

Members:	Dianne Thomas Chair	Louie Diaz Vice Chair	Frederick Docdocil
	Carlos Guerra	Del Huff	DeQuita Mfume
	Clarence Johnson	Leticia Wilson	
Alternates:	Jaime Monteclaro		
Staff:	Nathan Freeman Community and Economic Development Director	McKina Alexander Planning Manager	Chris Palmer, AICP Economic Dev. Manager
	Benjamin Jones Asst. City Attorney	Laura Gonzalez Planning Secretary	

This Agenda and corresponding staff reports can be found on the City of Carson website at www.carsonca.gov

“In accordance with the Americans with Disabilities Act of 1990, if you require a disability related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the City Clerk’s office at 310-952-1720 at least 48 hours prior to the meeting.” (Government Code Section 54954.2)

PUBLIC INFORMATION

The public may address the members of the Planning Commission on matters within the jurisdiction of the Planning Commission or on any items on the agenda of the Planning Commission during the designated public comment periods. There will be two oral communication sessions: one for Agendized Items (comment about items ON the agenda) and the other non-Agendized items (comment about items NOT on the agenda). The Oral Communications portion of the agenda is limited to a duration of one hour unless otherwise approved by the Planning Commission. Comment time is normally 3 minutes depending on the number of speakers.

IF YOU ARE NOT ABLE TO ATTEND THE MEETING IN-PERSON, PUBLIC COMMENTS CAN BE SUBMITTED BEFORE THE MEETING VIA:

- **Email:** planning@carsonca.gov (up to 3 hours prior to the start of the meeting).
- **Written:** Delivered to the Planning Division at City Hall (up to 3 hours prior to the start of the meeting).

Emailed and written comments received by the Planning Division may not be read aloud during the meeting but will be provided to the Board and incorporated into the record.

PUBLIC VIEWING OF THIS MEETING WILL BE AVAILABLE BY:

- **Livestream:** www.carsonca.gov
- **YouTube:** www.youtube.com/@CityofCarsonCalifornia
- **Cable TV:** Spectrum (Channel 35) and ATT (Channel 99)

RULES OF DECORUM:

1. *No person attending a Public Meeting shall engage in disorderly or boisterous conduct, including but not limited to applause, whistling, stamping of feet, booing, or making any loud, threatening, profane, abusive, personal, impertinent, or slanderous utterance-that disturbs, disrupts, or otherwise impedes the orderly conduct of the meeting.*
2. *All remarks by members of the public shall be addressed to the Mayor or the Chair and not to any other member of the public or to any single Council, Board or Commission Member unless in response to a question from that Member.*
3. *Signs, placards, banners, or other similar items shall not be permitted in the audience during a Public Meeting if the presence of such item disturbs, disrupts or otherwise impedes the orderly conduct of the meeting.*
4. *All persons attending a Public Meeting shall remain seated in the seats provided, unless addressing the body at the podium or entering or leaving the meeting.*
5. *All persons attending a Public Meeting shall obey any lawful order of the Presiding Officer to enforce the Rules of Decorum.*
 - *Treat everyone courteously*
 - *Listen to others respectfully*
 - *Exercise self-control*
 - *Give open-minded consideration to all viewpoints*
 - *Focus on the issues and avoid personalizing debate*
 - *Embrace respectful disagreement and dissent as democratic rights that are inherent components of an inclusive public process and rolls for forging sound decisions*

1. CALL TO ORDER: PLANNING COMMISSION

2. ROLL CALL

3. FLAG SALUTE

4. ORAL COMMUNICATIONS FOR MATTERS NOT LISTED ON THE AGENDA

The public may at this time address the members of the Planning Commission on any matters within the jurisdiction of the Planning Commission. No action may be taken on non-agendized items except as authorized by law. Speakers are requested to limit their comments to no more than three minutes each, speaking once.

5. ORAL COMMUNICATIONS FOR NON-PUBLIC HEARING ITEMS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)

The public may at this time address the members of the Planning Commission on any matters within the jurisdiction of the Planning Commission. No action may be taken on non-agendized items except as authorized by law. Speakers are requested to limit their comments to no more than three minutes each, speaking once.

6. APPROVAL OF MINUTES

- 6.A. APPROVAL OF MINUTES - MARCH 10, 2026
RECOMMENDED ACTION
— APPROVE the minutes as listed.

7. PRESENTATIONS

- 7.A. ECONOMIC DEVELOPMENT UPDATE

7.B. UPDATE ON THE CITY'S BROWNFIELD GRANT AWARDS

8. NEW PUBLIC HEARING

- 8.A. CONSIDER ADOPTION OF A RESOLUTION NO. 26-2901 OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING CONDITIONAL USE PERMIT NO. 00001-26 TO ALLOW THE USE AND STORAGE OF HAZARDOUS MATERIALS ASSOCIATED WITH A COSMETIC MANUFACTURING OPERATION LOCATED AT 2136 E. 223RD STREET (APN 7315-008-049)
RECOMMENDED ACTION
— OPEN the public hearing, TAKE public comment, and
— CLOSE the public hearing;
— ADOPT Resolution No. 26-2901, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING CONDITIONAL USE PERMIT NO. 00001-26 TO ALLOW THE USE AND STORAGE OF HAZARDOUS MATERIALS ASSOCIATED WITH A COSMETIC MANUFACTURING OPERATION LOCATED AT 2136 E. 223RD STREET (APN 7315-008-049)

9. MANAGER'S REPORT

10. ORAL COMMUNICATIONS (COMMISSIONERS)

11. ADJOURNMENT

Date Posted: April 9, 2026



Report to Planning Commission

Tuesday, April 14, 2026, 6:30 PM

APPROVAL OF MINUTES 6A.

TO: Planning Commission
FROM: McKina Alexander, Planning Manager
PREPARED BY: Laura Gonzalez, Planning Secretary
SUBJECT: APPROVAL OF MINUTES - MARCH 10, 2026

I. SUMMARY

The Planning Division is seeking approval of the following minutes:

- Tuesday, March 10, 2026

II. RECOMMENDATION

APPROVE the minutes as listed.

III. ATTACHMENTS

1. Minutes, March 10, 2026

Attachments

[Minutes 3-10-26.pdf](#)



CITY OF CARSON
MINUTES
PLANNING COMMISSION
MARCH 10, 2026

1. CALL TO ORDER: PLANNING COMMISSION

The meeting was called to order at 6:31 p.m. By Chair Dianne Thomas in the Helen Kawagoe Council Chambers, Carson City Hall, 701 E. Carson Street, Carson, California 90745.

2. ROLL CALL

Planning Secretary Laura Gonzalez noted the roll:

Planning Commissioners Present: Chair Dianne Thomas, Vice Chair Louie Diaz, Commissioner Del Hull, Commissioner DeQuita Mfume, Commissioner Clarence Johnson, Commissioner Leticia Wilson, Commissioner Frederick Docdocil

Planning Commissioners Absent: Commissioner Carlos Guerra, Commissioner Jaime Monteclaro

Also Present: Community and Economic Development Director Nathan Freeman, Planning Manager McKina Alexander, Senior Planner Kaneca Pompey, Assistant City Attorney Benjamin Jones, Special Projects Manager James Nguyen

3. FLAG SALUTE

Commissioner Johnson led the Pledge of Allegiance.

4. CLOSED SESSION

Assistant City Attorney Jones - The Planning Commission met in closed session for a conference with legal counsel pursuant to Government Code Section 54956.9 (d)(2) or (d)(3) and (e)(1) because of significant exposure to litigation in one (1) case and no reportable action was taken.

5. ORAL COMMUNICATIONS FOR MATTERS NOT LISTED ON THE AGENDA

None.

6. ORAL COMMUNICATIONS FOR NON-PUBLIC HEARING ITEMS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)

None.

7. APPROVAL OF MINUTES

- 7.A. APPROVAL OF MINUTES - FEBRUARY 24, 2026
RECOMMENDED ACTION
— 1. APPROVE the minutes as listed.

Motion To Approve submitted by Louie Diaz seconded by Frederick Docdocil resulting in 7-0-0-0

8. PRESENTATIONS

- 8.A. COMPREHENSIVE DEVELOPMENT FEE STUDY

The presentation was provided by Special Projects Manager James Nguyen.

***This item was heard after item number 9.

9. NEW PUBLIC HEARING

9.A. PUBLIC HEARING OF THE PLANNING COMMISSION OF THE CITY OF CARSON TO CONSIDER FINDING A CEQA EXEMPTION, RENDERING A DECISION ON DESIGN OVERLAY REVIEW (DOR) NO. 1935-23 AND CONDITIONAL USE PERMIT (CUP) NO. 1128-23, AND MAKING A RECOMMENDATION TO THE CITY COUNCIL REGARDING A DECISION ON DEVELOPMENT AGREEMENT (DA) NO. 33-23, FOR THE DEVELOPMENT OF AN APPROXIMATELY 100-MEGAWATT BATTERY ENERGY STORAGE SYSTEM (BESS) LOCATED AT 18800 BROADWAY (APN: 7339-014-009)

-1. CONDUCT a Public Hearing;

-2. RECEIVE and FILE the staff report and all related testimony;

-3. CLOSE the Public Hearing; and

-4. DELIBERATE and TAKE ACTION at the discretion of the Planning Commission, including considering adoption of Resolution No. 26-2900, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON DENYING SITE PLAN AND DESIGN REVIEW NO. 1935-23 AND CONDITIONAL USE PERMIT NO. 1128-23, AND RECOMMENDING THAT THE CITY COUNCIL DENY DEVELOPMENT AGREEMENT NO. 33-23 FOR A PROPOSED BATTERY ENERGY STORAGE SYSTEM (BESS) FACILITY LOCATED AT 18800 BROADWAY AVENUE, APN 7339-014-009".

Vice Chair Diaz - Out of all the residents and stakeholders in the outreach process, what percentage would you say expressed any opposition to the project if any?

Senior Planner Pompey - The applicant may be better able to answer that question.

Planning Manager Alexander - Can you advise the commission the number of applicants that arrived, attended the previous meeting and compare that to the number of mailing that were sent out.

Senior Planner Pompey - I was involved in the last two neighborhood meetings. I believe about 6 residents and parties attended in January and between 8 to 10 individuals in February.

Planning Manager Alexander - Approximately how many mailers went out? Maybe Planning Secretary Gonzalez can confirm that.

Planning Secretary - 174 mailers.

Vice Chair Diaz - Out of those that attended the meetings in January and February, what would be the percentage against the project versus those in favor of going through with the project? Is there a correlation?

Senior Planner Pompey - I believe everyone who attended supported the project.

Vice Chair Diaz - For our vital infrastructure projects, whether they are gas lines, gas station tanks, electricity lines, sewage plants, etc., are you able to say with 100% assurances that there will never be an accident?

Senior Planner Pompey - No.

Commissioner Johnson - What's the reporting radius for the notices?

Senior Planner - We mailed out 1000 feet radius for tonight's public hearing as well as the last neighborhood meetings.

Planning Manager Alexander - The typical is 750 feet radius. To make sure we reached out to the community, we expanded to 1000 feet.

Vice Chair Diaz - Has the Fire Department signed off on this project?

Senior Planner Pompey - The Fire Department reviewed the applicant's submittal of an alternative materials and methods report.

Planning Manager Alexander - The L.A. County Fire Department provides the report and the information regarding the project as well as mitigation measures. They are not the deciding body in terms of approval. They provide the technical review of this project.

Chair Thomas - I have major concerns about the proximity to the hospital and residential homes. Can you guarantee this city 100% that this project is safe and there will be no issues?

Richard Stillwagon (L.A. County Fire Dept.) - With any project, we can't guarantee 100% safety.

Chair Thomas - We know there are things that have happened in multiple communities across the country. There's always a potential for something to happen. What would happen if there was a fire at this location? How would you be able to mitigate that?

Richard Stillwagon - We have several tactics we utilize in the fire department. We work with the applicant at the end of the construction where we are trained. We train everybody in the battalion and the neighboring battalions to respond to an incident, learning all of their safeguards and all their security measures for ensuring that an incident stays as small as possible and hopefully in this case confined to the container of origin, which has been the history of what we've seen with BESS fires throughout the State of California and nationally. Once we respond to the incident, we evaluate the incident as we do with all of our incidents, and then we take the best appropriate tactical measure moving forward. The challenge with BESS fires is that they are a container within a container. As we apply our normal traditional method of extinguishment, water rains down over the overall container, thus not allowing us to penetrate where the active fire is, so that becomes the challenge. However, there are mitigation tools that we can utilize with active hose streams to umbrella a container, which is best practices to prevent lateral spread from container to container throughout the farm in the field. We also have separation distances which help prevent the spread between battery energy storage systems throughout the energy field. The other item is to utilize hose streams on the neighboring unit to cool it and to prevent it from catching fire, that way it can't spread outside of its origin. The rain-down effect absorbs a lot of the heat, the combustion particles, and the chemicals coming off of the fires. Ultimately, the fires burn themselves out, just like a Tesla vehicle fire, but these are on a bigger scale. I'm very familiar with the technology that's being proposed here. The Tesla Megapack 2 is excellent technology and has excellent safety built-in procedures. They followed all the California fire code requirements, which includes a detection source. We want to get early detection. We want notification to our emergency first responders to initiate action and get on the scene as fast as possible. Secondly, that indicator puts off an alarm device. The alarm device is loud to clear everybody out of the immediate area to ensure public safety and anybody doing business on site. Finally, we have water system on site to utilize and keep these incidents small. The actual ignition source is built into these systems. If they have a gas leak detection, they have a sparker system that lights the gas on fire. They do that to prevent explosions. They want to prevent bigger or greater hazards. That's the way the technology is designed to work and consume itself.

Chair Thomas - When you say burnout, explain what needs to happen.

Richard Stillwagon - We allow the hazardous materials to burnout or extinguish themselves. In this particular case, hydrogen gas and carbon monoxide gas are released. Hydrogen gas burns at 1700 degrees plus Fahrenheit which consumes most of the other chemicals within the burning process. This is why we believe that we haven't seen larger amounts of chemical readings off the sites during a BESS fire.

Chair Thomas - Is there a chance that there can be an explosion? What would be the ramifications of an explosion?

Richard Stillwagon - There are two types of containers. There are closed containers where they use a ventilation system to prevent the explosion. Then the megapacks that are used here in this scenario, which the igniter system ignites and thus prevents the explosion. Should the igniter system fail across the board, then you could get a gaseous buildup and then an explosion could occur. We've seen explosions and ruptures in small areas of the container. We've never seen a full scale container explosion, however, we do have all of our companies model to that effect for first responder safety. As we respond in incidents, we want to know what the setback distances are so we can be safe and then approach accordingly. Then they become our evacuation distances.

Chair Thomas - While you're assessing these kinds of conditions, is the neighborhood waiting for you to tell them to evacuate?

Richard Stillwagon - No, the large alarm system that is on site notifies the whole neighborhood. The neighborhood is going to know they need to evacuate when they hear that sound.

Chair Thomas - We're hoping people hear that sound and don't ignore it.

Richard Stillwagon - It's twofold, (1) that is the initial warning sound and then (2) working with law enforcement to evacuate the area needed.

Chair Thomas - I'm asking all these questions because we just went through the fires that took place in Altadena and Palos Verdes a year ago. Residents said they never heard an alarm. Can you give your assurance that is something our residents don't have to worry about? Would you as a Fire Chief give your assurance that those concerns are not valid?

Richard Stillwagon - The California State Fire Marshal's Office says that anything over 600 kilowatt-hours in an utility BESS scale facility has a 50 foot setback from hospitals, schools, and other sensitive receptors including residential. That's the California State Fire Marshal's ruling, and I work for the California State Fire Marshall.

Chair Thomas - Are they saying there are no worries because of the setback?

Richard Stillwagon - That's what the code reads and that's what I'm bound to, it's the law. An applicant meets the application of the law, then I have to approve the project.

Chair Thomas - I'm not feeling reassured. Someone has to be looking out for the those residents who didn't get to attend the community meeting and for those that didn't even know the meetings happened. I'm not hearing that there's no chance that anything could potentially happen there. No one is giving me that assurance.

Richard Stillwagon - In L.A. County we have the most strict requirements in the entire nation. We're leading the nation in safety requirements. The 10-foot wall that is engineered to withstand any blast was designed to limit that explosion. We utilize a 10-foot wall because the containers themselves are 10 feet and the actual hazardous material is below that level. It's national and state practice to have a wall that's 18 to 36 inches above the hazardous material to contain all products. If there was a concern about that blast one of the mitigating measures would be to elevate the height of the wall to a 13 feet level which would then give you that 36 inch clearance, but that would be a condition of the applicant.

Chair Thomas - With the connectivity that's taking place at the substation, there are other toxins that could potentially escape in the event of an incident. Would they not clear the wall?

Richard Stillwagon - When we have these types of fires, the toxicity in outdoor BESS facilities has not put up any readings during emergency incidents that have cleared the site. We don't have any data that supports that. There were incidents throughout California where they did have vapor exposure offsite, but was with older technology with heavy metal batteries and it was in a contained building. The building kept burning, thus reigniting the battery cells, thus keeping this prolonged exposure. Here in L.A. County, I have never approved nor will approve that type of facility because of its dangers and hazards. We move to the outdoor container as a best solution to that problem.

Chair Thomas - We don't have any data that tells us it can't happen.

Richard Stillwagon - No, I think you would be looking for a toxicology report from the applicant. They could do a toxicology report during a large fire test that could show the actual vapors that are coming off the chemical exposure and then they could do modeling behind that.

Vice Chair Diaz - What gave you the confidence to sign off on this project?

Richard Stillwagon - We are leading the nation in safety in the space, and we have higher regulatory requirements than anybody else in the state. Nobody requires a blast wall. We demanded our applicants to provide the explosion modeling to where we could provide a reinforced wall to keep fires and explosions contained withing sight. That is a higher level requirement. We were the first in the nation to require and demand internal gas detection systems and or smoke systems to get that early warning and to let everybody evacuated the area. There is some public outreach that the applicant has to do to make notifications of when they hear this sound, here's best practices in that space. We are leading the nation throughout all the departments. We are working with the Department of Energy. We also have a member of our

department who is one of the voting members for the California entity that's been set up to start looking into the space and for the regulating as we move into the commercial space with the smaller units. He also sits in the larger NFPA committees to make sure that we're abreast of all the situations that are going on within the codes committee. We're giving our experience, we're leading the way in the national discussion, and then we are partnering with the State Fire marshal's Office working with all the departments in California that have had incidents to learn our lessons and move forward. The California Fire Code says that a battery energy storage system can be 25 feet from a building if it has a 2-hour firewall. The walls that are being built on these facilities are 4-hour rated against fire. That doesn't eliminate or take away all hazards but those are emergency response hazards that happen with every institution, every building, every chemical on earth. As one of the leading fire departments, we have the capacity to respond to all incidents. We are an all risk organization and we will respond and take care of those situations. If we have evacuation needs we'll ensure the safety of the public in those evacuations. We have the reverse 911 system that can be pre-programmed for this facility as a quick outreach to our local citizens to let them know there's a hazard in the area and give them directions and instructions. The Sheriff's Department handles that side of things. The mitigating factors containing the process or limiting the exposures to one container or one group of containers is our goal, we feel we have done that. I signed off on the alternative materials and methods because they provided those mitigating measures. I like the idea of the toxicology report. I think that would be a great going forward if the commission decides to go in that direction and/or increase the barrier wall height which would then not only get the lateral spread. In an explosion, we were most concern about the lateral spread of debris. That's what could threaten a life or harm individuals.

Commissioner Huff - Has there been any testing when it comes to smoke or any other particles that are able to escape and go over the wall?

Richard Stillwagon - Our review is specifically for the property of origin and mitigating the hazards on site.

Commissioner Huff - What would you say the value of this report should be used for?

Richard Stillwagon - The value of the Alternative Materials and Methods Report is the quantities in the battery energy storage system space have exceeded the normal quantities that the fire code was written for. Once we exceed those requirements, we go to a utility scale requirement. When we're dealing with utility scale requirement we put in all the safety measures. The fire chief of Los Angeles County has committed to following every law and safety measure that is applicable in this space. We have to apply all of the safety mitigation factors. When you look at safety, it's not in a single item. It's the design of the product, it's the battery energy management storage system module that contains the energy flow within the unit. I look at all hazardous material throughout L.A. County all the way up until nuclear. We utilize the same hazard AMMR process with anything that exceeds the maximum allowable quantities under the code. In this case the code only speaks to 660 kilowatt hours and a setback of 50 feet, when we go beyond that distance, then we ensure that through the testing of the project, the modeling that we've asked for, the additional requirements we've asked for, ensure the public safety when it comes to life threats and/or toxins. If you would like a further toxicity report that would come from the applicant.

Commissioner Huff - So you have covered everything that you know with the understanding that there's certainly exceptions still out there that may need to be accounted for?

Richard Stillwagon - Yes, I think there's opportunities and I think staff did a good job in identifying those elements and bringing those to the commission's attention. We do have further mitigating measures that we could utilize. If requested for further review, we could work with staff to provide those.

Commissioner Docdocil - My understanding is that from the beginning staff has shared their concerns about the density of the neighborhood. Hearing that there are other neighbors within 500 feet radius of this project, and hearing from today's staff report, do you feel that city staff has a valid point in recommending denial?

Richard Stillwagon - Based on the information presented today and the additional questions that were asked, from city's staff standpoint, I would say yes. I think that if that was the vote today, the next step would be to take the item back to staff to identify the mitigating factors for additional safety requirements that the applicant would then have to provide.

Commissioner Docdocil - There's a risk and it's going to be very difficult to guarantee with 100% certainty that we can eliminate any and all those risks. Especially on top of the fact that it's so close to neighbors.

Commissioner Johnson - What's the blast wall setback from the facility?

Senior Planner Pompey - I believe the blast wall is around 20 feet away from the nearest container. It's proposed to be around the property.

Commissioner Johnson - Could a blast go 20 feet high, 20 feet diagonal?

Richard Stillwagon - We were presented with the blast modeling and we utilize that into our rationale for approving the AMMR process. The blast modeling showed that the wall was engineered to withstand the blast, and it showed that if any product should escape the facility, they didn't appear to be lethal.

Commissioner Johnson - So the likelihood of death is low or none, but there's still the likelihood of injury if somebody is standing adjacent to the wall.

Richard Stillwagon - I'm not a design professional nor an engineer, that's why we utilize certified engineers to guarantee and meet that requirement. We utilize state certified civil engineers that design for the applicant.

Commissioner Johnson - You mentioned that there's a very loud alarm in the event of an emergency.

Richard Stillwagon - On a previous facility that's been in operation for a year has been operating without an incident. We provided a loud alarm because we have an apartment complex approximately 300 feet away and we wanted to notify local residents that there could be an incident near by. The public wanted to be notified and they wanted the loud alarm. That was part of the public outreach.

Commissioner Johnson - Is the public given a very specific evacuation plan?

Richard Stillwagon - Due to property rights laws in California, we can't tell people what to do on their property. From the Fire Department perspective, we rely on the applicant to do community outreach. We also rely on the Sheriff's Department to assist us with those evacuation plans. They are the lead agency when it comes to evacuations.

Commissioner Johnson - Where is the community to evacuating to?

Richard Stillwagon - The park is just one avenue of evacuations, but due to the blast modeling that we just saw, we are not talking about large areas. The evacuation zone coming in is usually 300 feet for that maximum potential and then we reduce the size from there based off the actual event that we're seeing.

Commissioner Johnson - How long would it typically take for a fire to burn out if you have to wait it out?

Richard Stillwagon - That's hard to calculate because it's going to depend on where it starts in the process. If it starts on a top cell and the container, then a relatively short time because it's going to burn itself out quickly. Fire tends not to burn downwards. If it starts on the bottom rack, then it has the potential to burn up. Due to the 9548 testing that is mandated for these types of facilities and just the container itself, the test is designed so it doesn't propagate from one cell to other. We have seen lateral spread across the top cells within a unit rather than the whole thing burning up. The chemistry that's involved with the lithium ion salts are not heavy metals so they don't go low to the ground. They don't go into the soils and contamination of soils. We haven't seen any evidence of that throughout the industry, throughout any fires that we've had. They are actually getting consumed in the fire and then becoming trace elements. That is also what some of the toxicology reporting has shown.

Commissioner Johnson - I still don't have a relative scale of the timing.

Richard Stillwagon - It could be anywhere from 45 minutes to a couple of hours depending on the significance of the fire. There's going to be a lot of environmental factors. We see a lot of fires in the 2 to 4 hour range.

Commissioner Johnson - You mentioned the current system exceeding the parameters of the code as it's written. How much do they exceed?

Richard Stillwagon - The original code was written for the residential space and limiting the amount of battery energy storage onto a residential home. That was the intent because we are putting the same technology right onto people's

homes through power packs to charge vehicles, through parking lots for battery energy for vehicle charging stations. It's pretty much the same technology with little differences between the companies. It varies depending on the technology and what we're seeing out there. The same technology is in our automobile industry. About 40% of the cars sold in California are electric vehicles with the same technology.

Commissioner Johnson - Understanding the similarities and scale between the technology, would you say it's 1, 2, or 10?

Richard Stillwagon - It could be 70 times greater. It's quite a bit larger than our residential facilities.

Kyle Snyder (Applicant) - Provided a presentation.

Vice Chair Diaz - How many of the ORMAT projects are within urban areas?

Kyle Snyder - Approximately 19 storage projects, they are located in New Jersey in populated areas, Pomona-California as mentioned, and the big island of Hawaii.

Diaz - Has there ever been an issue with neighbors because of accidents?

Kyle Snyder - No.

Commissioner Johnson - Where is the energy coming from?

Kyle Snyder - It'll come from the SCE system. We have a substation adjacent to the property that will interconnect to. It's a standalone storage. We don't have a co-location with a solar plant or anything like that.

Commissioner Johnson - I heard that you have an alarm in place. Is there a specific instruction to the community members or the adjacent businesses?

Kyle Snyder - In terms of evacuation, the plan will be developed with coordination with L.A. County Fire.

Commissioner Johnson - Is that part of the risk and alliance process? Is there a specific evacuation plan for the community?

Christian Ing (Fire Protection Engineer with Fire Risk Alliance) - There will be horns and beacons around the perimeter of the site that are above the perimeter wall. These will flash as well as play loud siren sound that will alert any occupants in the vicinity to evacuate.

Commissioner Johnson - Are they given specific instructions?

Christian Ing - They are not. It is just a siren sound.

Commissioner Johnson - The Fire Risk and Alliance report did mention a reduced likelihood of catastrophic events. I've seen the increase of capacity quantified. I've seen a lot of things quantified. I didn't see the likelihood of catastrophic events quantified. I only see reduced.

Christian Ing - In 2019 there was an event in Surprise Arizona. That was a BESS fire when first responders were injured and since then the code has come a long way.

In 2020 the first edition of NFPA855 was developed, which is a standard for energy storage systems. Since then, there have been two additional code cycles dated 2023 and 2026. Unfortunately, that event happened, but it did drive a lot of safety renovation in the industry; as such, catastrophic events have been reduced; as such, since 2019 no members of first responders or members of the public have been injured by BESS incidents.

Commissioner Johnson - Just out of curiosity, understanding those events have been reduced, the capacity of the systems have also increased since then, right?

Christian Ing - I would agree with that.

Chair Thomas - There's always a likelihood that something can happen. How many BESS locations do you have in California? How many pending projects do you have?

Kyle Snider - We have 5 BESS locations in California. We probably have 8 or 10 projects in the queue. Interconnection timelines takes the longest amount of time. You have to do them in California ten years in advance. This project was submitted 7 years ago for instance and here we are.

Chair Thomas - Are the five that you have identified in urban areas?

Kyle Snider - Yes, three out of five are in urban areas.

Chair Thomas - What is the environment around the Pomona site?

Kyle Snider - It's industrial. There are sensitive receptors in terms of residential probably 500 feet away from the project.

Chair Thomas - How many homes from 500 feet away would you say? Did you reach any opposition when you built that?

Kyle Snider - There's a neighborhood there. We did not have any opposition. That project was originally built in 2016 and it was expanded in 2022.

Chair Thomas - What's the environment in the location in Carpenteria?

Kyle Snider - It's very populated and no opposition there.

Chair Thomas - How did you make the decision for the location in Carson?

Kyle Snider - As I mentioned, it was done about seven years ago when we submitted into the interconnection queue. With battery storage, in California needs, you are looking at what they call capacity. It's a product that ensures that when the grid systems get tight, when there's not enough power to meet the load, that they can meet that and that you don't have brownouts or rolling blackouts. And so deliverability is only available at certain places where this transmission system can handle it and where it's needed to ease transmission congestion. This project has deliverability. That's why the substation was chosen for this project.

Chair Thomas - A decrease in incidents means we had incidents but we have not eradicated the number of incidents.

Kyle Snider - That's true, we'll never eradicate them.

Chair Thomas - Where are the gas detectors?

Christian Ing - They are located doors of the mega pack. They are located towards the top because gas will rise. During a thermal runaway event, gas would be released from any battery cell and then it would be detected by the detector within the unit.

Chair Thomas - At the time when the alarm goes off, what happens?

Christian Ing - The visual and audible alarms at the site will activate and then the fire department will be notified as well.

Chair Thomas - Is there someone at the premises that's looking at a system so they know when everything is going on.

Christian Ing - The alarm systems is an automatic system.

Kyle Snider - Our network operations center is in Philadelphia and they monitor all the batteries.

Chair Thomas - So no operation and maintenance on site?

Kyle Snider - No.

Public Comments:

Wendy Sanchez supports the project.

Tommy Faavae supports the project.

Chelsea Sykes supports the project.

Lena Whittaker supports the project.

Michae Stewart supports the project.

Jacob Iridia supports the project.

Christie Caric supports the project.

Jonah Henry supports the project.

John Strohecker supports the project.

Pastor Mike Ealey supports the project.

Loren Miles opposes the project.

Chair Thomas - There were a number of letters that were sent regarding this project and those letters have been added into the record.

Motion To Substitute submitted by Louie Diaz seconded by Frederick Docdocil resulting in 2-5-0-0-0 Opposed by Del Huff, Clarence Johnson, DeQuita Mfume, Dianne Thomas, Leticia Wilson, Motion Failed

Motion To Approve staffs recommendation submitted by Dianne Thomas seconded by Del Huff resulting in 5-2-0-0-0 Opposed by Louie Diaz, Frederick Docdocil, Motion Passed

10. MANAGER'S REPORT

Planning Manager Alexander - Ms. Kaneca Pompey has joined our team as a Senior Planner. She's a Carson resident, raised in Carson, and went to school in Carson. She started with us as an intern, was hired as an Assistant Planner, went away and now she's back home. We are happy to have her rejoin our team with her expertise and her knowledge. I want to make sure she's acknowledge this evening.

Senior Planner Pompey - It's a feeling of gratitude to be back home.

11. ORAL COMMUNICATIONS (COMMISSIONERS)

Vice Chair Diaz - It's a pleasure working with my fellow commissioners and staff. We agree to differ on certain things and that's what makes up this commission. Thank you Assistant City Attorney Jones for always clarifying and keeping us on the right path.

Commissioner Wilson - It's an honor and a privilege to serve. I want to thank everyone for allowing me to serve my community.

Commissioner Docdocil - I echo the gratitude for this opportunity to serve. It's always nice to see when the community shows up. I would like to acknowledge the hard work that our city staff puts every time we have these meetings. I honor our commissioners, Just from this meeting, it shows the value we put in our community. I reiterate the fact that we can agree to disagree, while maintaining respect within the commission, our colleagues, and city staff as long as all of us are pulling in the right direction.

Commissioner Huff - This was a good meeting. It's not always easy and sometime we have mixed feelings but know that we are doing the very best that we feel needs to be done for the city of Carson. We learned a lot in this meeting and yet we remain respectful to one another. Thank you to staff for all the work that you put into this. Welcome back Ms. Kaneca Pompey. District one is having a community town hall meeting on March 12th, I hope everybody that's watching comes.

Commissioner Johnson - Grateful to be here and to see the community come out and voice their opinions. Grateful for staff doing due diligence and for going as far as requesting the fire risk and alliance report prior to being needed. It provided a lot of insight that might have swayed thoughts and gave us further risk details, not just for this project but future projects. It's not a bad project. We embrace technology. It's bad placement.

Commissioner Mfume- This meeting was an eye opener. I learned a lot. Thank you commissioners and staff for all the hard work.

Chair Thomas - This was a great meeting. There was a lot of information shared.

12. ADJOURNMENT

The meeting was adjourned by Chair Dianne Thomas at 9:39 p.m.

Dianne Thomas, Chairperson

Attest:

Laura Gonzalez, Secretary



Report to Planning Commission

Tuesday, April 14, 2026, 6:30 PM

NEW PUBLIC HEARING 8A.

TO: Planning Commission
FROM: McKina Alexander, Planning Manager
PREPARED BY: Jacob Collins, Assistant Planner
SUBJECT: CONSIDER ADOPTION OF A RESOLUTION NO. 26-2901 OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING CONDITIONAL USE PERMIT NO. 00001-26 TO ALLOW THE USE AND STORAGE OF HAZARDOUS MATERIALS ASSOCIATED WITH A COSMETIC MANUFACTURING OPERATION LOCATED AT 2136 E. 223RD STREET (APN 7315-008-049)

PROJECT/APPLICATION INFORMATION

Project Summary:	A request for approval of a Conditional Use Permit (CUP) to allow the use and storage of hazardous materials associated with a cosmetic manufacturing operation within an existing industrial building.
Project Location:	2136 E. 223rd Street (APN 7315-008-049)
General Plan/Zoning:	General Plan: Industrial, Light (IL); Zone: Manufacturing, Light – Design Overlay (ML-D)
Project Applicant:	Cosmetix West c/o Edwin Cruz
Project Owner:	PORT OF LA INDUSTRIAL, LLC

I. OVERVIEW

A. Background and Introduction

On July 29, 2020, the Planning Commission unanimously adopted Resolution No. 20-2699 approving Site Plan and Design Review (DOR) No. 1813-19 for the construction of three concrete tilt-up light industrial buildings totaling 292,400 square feet and recommended to the City Council approval of Zone Change Case (ZC) No. 183-20 changing the zone from Manufacturing, Heavy - Design Overlay (MH-D) to Manufacturing, Light - Design Overlay (ML-D), General Plan Amendment (GPA) No. 109-19 changing the land use designation from Business Park (BP) to Light Industrial (LI) and the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP).

On August 18, 2020, the City Council adopted Resolution No. 20-135 approving ZCC No. 183-20, GPA No. 109-19 and the MND/MMRP.

Cosmetix West is proposing to operate a cosmetic product manufacturing facility that will involve the use and storage of hazardous materials commonly associated with cosmetic production.

A limited portion of the facility's operations would involve the handling of hazardous materials, primarily flammable fragrance ingredients and certain alcohol-based raw materials used in cosmetic and fragrance formulations. These materials represent approximately 5% of the total business. All hazardous liquid materials would be stored, handled, and used in designated control areas specifically designed in accordance with the California Building Code and California Fire Code. These areas include approved flammable liquid storage rooms, fire-rated construction, spill containment, ventilation systems, and fire protection measures. The applicant's hazardous material inventory is provided in **Attachment 6**.

Carson Municipal Code (CMC) Section 9141.1 requires approval of a Conditional Use Permit (CUP) for any business involving the use or storage of hazardous materials. Hazardous materials are defined as those listed in Section 25501(n) of the California Health and Safety Code.

The requested Conditional Use Permit would allow the storage and use of hazardous materials associated with cosmetic manufacturing within an existing industrial building, subject to the Conditions of Approval. (Attachment 1.B.)

B. Project Description

Cosmetix West is proposing to operate a cosmetic product manufacturing facility within an existing warehouse building located at 2136 E. 223rd Street. The business operates as a contract manufacturer of skincare, hair care, fragrance, and over-the-counter cosmetic products for third-party brands. The facility will house quality control laboratories, administrative offices, and operational support areas such as maintenance, washing, and utility spaces.

The proposed operation includes receiving and storing raw materials and packaging components, compounding bulk cosmetic products in stainless-steel mixing vessels, filling and packaging finished products into containers such as tubes, bottles, and jars, and preparing finished goods for shipment to customers. No retail activity or walk-in customer traffic occurs at the site. All shipments and deliveries are handled through the loading docks during regular business hours.

The business is expected to employ approximately 80 full-time employees and up to 150 temporary workers. Operations would occur in two shifts between approximately 5:30 a.m. and 11:00 p.m., Monday through Friday. No retail sales or walk-in customer traffic will occur at the site. All deliveries and shipments will occur through the building's loading docks during normal business operations.

The facility will operate in compliance with all applicable federal, state, and local regulations governing the storage and handling of hazardous materials, including requirements associated with a Hazardous Materials Business Plan (HMBP) and oversight by the Los Angeles County Certified Unified Program Agency (CUPA).

C. Existing Conditions, Zoning District and General Plan Land Use Information

The approximately 14-acre developed project site containing three industrial buildings is located on the south side of 223rd Street between Wilmington Avenue and Alameda Street. The subject project's warehouse is currently vacant.

Land Use Summary Table

	Existing Use	Zoning	General Plan
Subject Site	Three industrial buildings	Manufacturing, Light – Design Overlay (ML-D)	Industrial, Light (IL)
North of Subject Site (across 223rd St.)	Car Dealership	Commercial Automotive (CA)	General Commercial, Commercial Automotive Overlay District (CAD)
South of Subject Site	Warehousing (under construction)	Manufacturing, Heavy – Design Overlay (MH-D)	Industrial, Heavy (IH)
East of Subject Site	Parking Lot	Manufacturing, Light – Design Overlay (ML-D)	Industrial, Light (IL)

II. ANALYSIS

A. General Plan Consistency

The proposed project is consistent with the General Plan land use designation (Industrial Light - IL) and the findings made in Resolution No. 26-2901 based on the following:

The subject site has a General Plan Land Use designation of Industrial, Light (IL). The Carson General Plan states that the Light Industrial designation is intended to provide for a wide variety of industrial uses and to limit those involving hazardous or nuisance effects as defined in the Zoning Code. Typical uses within this designation include manufacturing, research and development, and warehouse and distribution facilities, and the General Plan further provides that performance and development standards are intended to allow a wide range of uses so long as those uses do not adversely impact adjacent uses. The cosmetic manufacturing operation would be located in a primarily light and heavy industrial area consistent with General Plan land use of providing industrial manufacturing activities.

The General Plan's reference to limiting hazardous or nuisance effects does not preclude all industrial operations involving hazardous materials. Rather, it indicates that such effects are to be regulated and controlled through the City's implementing land use regulations and other applicable standards. Here, a limited portion of the proposed operation involves the handling and storage of hazardous materials associated with cosmetic production, primarily flammable fragrance ingredients and alcohol-based raw materials. To ensure operational safety, the proposed use would be conditionally approved to prevent adverse impacts including regulated by Building and Fire codes and managed pursuant to applicable Hazardous Materials Business Plan and CUPA requirements.

B. Zoning Ordinance Compliance

Findings are made in the affirmative subject to an approved conditional use permit.

The proposed cosmetic manufacturing use is permitted subject to a conditional use permit due to the operation's hazardous material handling and storage components. The business operations is proposed within an existing industrial warehouse site in the ML-D zone. No expansion or substantial modification is proposed.

C. Conditional Use Permit No. 00001-26

Pursuant to Carson Municipal Code Section 9172.21(d)(1), the Planning Commission must make affirmative findings in support of the requested Conditional Use Permit. In addition, because the project is located within an industrial zone, the Commission must also consider the special criteria applicable to industrial uses.

Findings are made in the affirmative based on the following CUP criteria:

- a. **The proposed use and development will be consistent with the General Plan.**

The subject site has a General Plan Land Use designation of Industrial, Light. As discussed in the General Plan Consistency section of this report, the proposed cosmetic manufacturing operation is consistent with that designation because it constitutes a light industrial manufacturing use within an existing industrial building. Although a limited portion of the operation involves the use and storage of hazardous materials, those materials are ancillary to the manufacturing process and are subject to discretionary review through the CUP process, as well as applicable Building Code, Fire Code, and hazardous materials regulations. As conditioned, the proposed use is consistent with the General Plan.

b. The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development.

The project site consists of an existing warehouse building located at 2136 E. 223rd Street within a previously approved industrial development. The building was constructed as part of a larger warehouse complex approved through entitlement permit process. The site is developed with established access, loading areas, parking, and utility infrastructure adequate to support industrial occupancy. The proposed use will occur entirely within the existing building and does not require expansion of the building footprint or substantial modification of the site. Hazardous materials will be stored and handled in designated H-3 occupancy control areas within the building. Accordingly, the site is adequate to accommodate the proposed use.

c. There will be adequate street access and traffic capacity.

The developed project site provides adequate street access and capacity for the proposed use.

The subject property is located on E. 223rd Street within an established industrial area designed to serve warehouse, manufacturing, and related industrial uses. The site has existing vehicular access and loading facilities associated with the approved industrial development. The proposed operation does not include retail sales or walk-in customer traffic, and deliveries and shipments will occur through the building's loading docks during normal business operations.

d. There will be adequate water supply for fire protection.

Subject to compliance with all applicable Fire and Building requirements and the Conditions of Approval, adequate water supply and fire protection will be provided for the proposed use.

The project will occupy an existing industrial building and will be required to comply with all applicable fire protection requirements imposed through the California Fire Code, California Building Code, and review by the appropriate hazmat fire authorities. Hazardous materials will be stored and handled in designated control areas within the building and the facility will be subject to applicable hazardous materials management requirements.

e. The proposed use and development will be compatible with the intended character of the area.

The proposed use is compatible with the intended industrial character of the area.

The subject site is located within a primarily industrial area characterized by warehouse, industrial, automotive, parking, and truck-related uses. The proposed cosmetic manufacturing operation is industrial in character and will occur entirely within an enclosed building. No retail activity or walk-in customer traffic is proposed.

2. CMC Section 9143.1 Conditional Use Criteria

In addition to the general criteria for the approval of a Conditional Use Permit, special criteria and limitations as indicated below shall be considered in acting upon a Conditional Use Permit in an industrial zone:

a. Possible hazards to the surrounding area as a result of the proposed use.

A limited portion of the proposed operation involves the use and storage of hazardous materials associated with cosmetic manufacturing, primarily flammable fragrance ingredients and alcohol-based raw materials. However, those materials represent a small portion of the overall operation and will be stored and handled indoors in designated H-3 occupancy control areas designed in accordance with the California Building Code and California Fire Code. Hazardous materials will be received in sealed containers, stored in approved areas, and managed pursuant to applicable Hazardous Materials Business Plan and CUPA requirements. With these controls and the recommended Conditions of Approval, finds possible hazards to the surrounding area can be adequately mitigated and managed.

b. Possible hazards to the proposed use due to proximity or interaction with uses in the surrounding area.

The subject site is located in an established industrial area with surrounding uses that include warehouse, truck-related, parking, and automotive commercial operations. These are the types of uses commonly found in industrial districts and do not render the site unsuitable for the proposed operation. Because the project consists of a manufacturing use within an enclosed industrial building in an area planned and developed for industrial activity, staff finds the proposed use is appropriately located and will not be exposed to unusual hazards from surrounding uses beyond those typically associated with an industrial environment.

c. Cumulative and interactive effects upon the environment and public safety resulting from the interrelation, magnitude, and intensity of industrial activities in the area.

The project will occupy an existing warehouse building within an approved industrial development and will not expand the building envelope or materially intensify the site beyond the type of industrial activity already contemplated for the area. Although the operation includes a hazardous materials component, that component is limited in scale relative to the overall operation and is subject to regulatory oversight and operational controls. In light of the site's industrial context, the enclosed nature of the use, and compliance with applicable fire, building, and hazardous materials requirements, staff finds the project will not create cumulatively significant or unacceptable interactive effects on the environment or public safety.

V. PUBLIC HEARING NOTICE

Public Notice (Attachment 2) for the Planning Commission hearing was provided in accordance with Part 7 of the Carson Municipal Code. Notice of public hearing was posted to the project site and mailed to property owners and occupants within a 750-foot radius by March 18, 2026. The agenda for the Planning Commission meeting was posted at City Hall and on the City's website no less than 72 hours prior to the meeting.

VII. ENVIRONMENTAL ANALYSIS

The proposed use will occupy an existing facility and is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1), Existing Facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of use.

Additionally the propose subject site is located within an industrial development previously approved by the Planning Commission through Design Overlay Review No. 1813-19 on July 29, 2020. In connection with those approvals, the City prepared and considered the Panattoni Project Initial Study/Mitigated Negative Declaration (IS/MND) (**Attachment 7**) which was adopted in August 2020, for the construction of three tilt-up light industrial buildings totaling approximately 292,400 square feet at the subject property. The IS/MND analyzed the buildings for warehousing and/or manufacturing uses, together with associated parking, landscaping, and truck loading facilities.

The current request is for approval of a Conditional Use Permit to allow the use and storage of hazardous materials associated with a cosmetic manufacturing operation within an existing building located at 2136 E. 223rd Street. The current request does not involve expansion of the building envelope or substantial physical alteration of the site beyond tenant improvements and operational features associated with occupancy of the existing industrial building.

The prior IS/MND specifically addressed Hazards and Hazardous Materials. In that analysis, the document acknowledged that although the future end users of the buildings were not known at the time, long-term operation of the approved project could reasonably involve the routine transport, use, or disposal of hazardous materials. The IS/MND concluded that such impacts would be less than significant, based on compliance with existing regulations, standards, and guidelines established by the U.S. Environmental Protection Agency, the State, Los Angeles County, and the City of Carson related to hazardous materials handling, storage, transport, and disposal. The IS/MND further noted that businesses exceeding regulatory thresholds would be required to register and prepare appropriate plans for review by the Certified Unified Program Agency (CUPA), identified as the Los Angeles County Fire Department.

The proposed CUP is consistent with that prior environmental framework. The current tenant use is a manufacturing use within one of the previously approved industrial buildings, and the hazardous materials component is limited to materials associated with cosmetic production, primarily flammable fragrance ingredients and alcohol-based raw materials. According to the project description, these materials represent a limited portion of the overall operation and will be stored and handled indoors in designated H-3 occupancy control areas designed in accordance with the California Building Code and California Fire Code, with compliance required for applicable Hazardous Materials Business Plan (HMBP) and CUPA requirements.

Pursuant to CEQA Guidelines Section 15162, no subsequent or supplemental environmental review is required unless substantial changes are proposed in the project, substantial changes occur with respect to the circumstances under which the project is undertaken, or new information of substantial importance shows that the project will have new or more severe significant effects not previously analyzed. Here, the prior IS/MND already contemplated light industrial manufacturing occupancy and reasonably anticipated hazardous materials use by future tenants, and the current request concerns operation within an existing approved building subject to the same general regulatory framework analyzed previously. Staff has determined that the current CUP does not constitute a substantial change requiring subsequent environmental review.

Accordingly, because the proposed CUP would authorize a manufacturing tenant use within an existing approved industrial building and the hazardous materials component falls within the type of operational impacts contemplated and regulated under the prior IS/MND, no further environmental review would be required under CEQA.

VIII. CONCLUSION AND RECOMMENDATION

The proposed use is consistent with the General Plan and complies with the Carson Municipal Code subject to the conditions of approval.

Staff recommends the Planning Commission:

- **ADOPT** Resolution No. 26-2901, entitled “CONSIDER ADOPTION OF A RESOLUTION NO. 26-2901 OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING CONDITIONAL USE PERMIT NO. 00001-26 TO ALLOW THE USE AND

STORAGE OF HAZARDOUS MATERIALS ASSOCIATED WITH A COSMETIC MANUFACTURING OPERATION LOCATED AT 2136 E. 223RD STREET (APN 7315-008-049).”

ATTACHMENTS

1. Draft Resolution No 26-2901

A. Legal Description

B. Conditions of Approval

2. Notice of Public Hearing

3. Vicinity and Zoning Map

4. Site and Floor Plans

5. Business Operations Letter

6. Applicant Hazardous Materials Inventory

7. Panattoni IS/MND Excerpt

Attachments

[1\) 2136 E 223rd St_PC_Reso_Draft JMC.pdf](#)

[2\) NOTICE OF PUBLIC HEARING 2205 E. 223rd St \(signed\).pdf](#)

[3\) 2136 E 223rd St_radiusMap.pdf](#)

[4\) Site and Floor Plans.pdf](#)

[5\) Business Operations Letter_v2.pdf](#)

[6\) COSMETIX Hazardous Materials List-2136-223RD ST.pdf](#)

[7\) Panattoni Public Review Draft ISMND_June2020_Health and Hazardous Materials Excerpt.pdf](#)

CITY OF CARSON
PLANNING COMMISSION

RESOLUTION NO. 26-___

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF CARSON APPROVING CONDITIONAL USE
PERMIT NO. 00001-26 TO ALLOW THE USE AND
STORAGE OF HAZARDOUS MATERIALS ASSOCIATED
WITH A COSMETIC MANUFACTURING OPERATION
LOCATED AT 2136 E. 223RD STREET AND FINDING THAT
NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED
UNDER CEQA.**

WHEREAS, WHEREAS, on February 10, 2026, the Department of Community and Economic Development, Planning Division received an application from Edwin Cruz on behalf of Cosmetix West for real property located at 2136 E. 223rd Street (APN 7315-008-049) and described in Exhibit “A” attached hereto, requesting approval of Conditional Use Permit No. 00001-26 to allow the use and storage of hazardous materials associated with a cosmetic manufacturing operation within an existing industrial building; and

WHEREAS, Carson Municipal Code Section 9141.1 requires approval of a Conditional Use Permit for any industrial business involving the use or storage of hazardous materials; and

WHEREAS, the proposed business would occupy an existing industrial building within an industrial development previously approved by the Planning Commission through Design Overlay Review No. 1813-19 on July 29, 2020, and the City Council thereafter adopted Resolution No. 20-135 on August 18, 2020, and Ordinance No. 20-2013 on September 1, 2020, approving Zone Change Case No. 183-20 and General Plan Amendment No. 109-19, which changed the site’s zoning and General Plan land use designations from Heavy Manufacturing to Light Manufacturing; and

WHEREAS, studies and investigations were made and a staff report with recommendations was submitted, and the Planning Commission, upon giving the required notice, did on the 14th day of April, 2026, conduct a duly noticed public hearing as required by law to consider said Conditional Use Permit application. Notice of the hearing was posted and mailed to property owners and occupants within a 750-foot radius of the project site by March 18, 2026; and

WHEREAS, in connection with the prior approvals for the industrial development, the City prepared and considered the Panattoni Project Initial Study/Mitigated Negative Declaration, which analyzed the construction and operation of three tilt-up light industrial buildings totaling approximately 292,400 square feet for warehousing and/or manufacturing uses, together with associated parking, landscaping, and truck loading facilities; and the Planning Commission now finds that the proposed CUP falls within the scope of impacts previously analyzed and that no further environmental review is required pursuant to CEQA Guidelines Section 15162.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CARSON,
CALIFORNIA, HEREBY RESOLVES AS FOLLOWS:**

SECTION 1. The Planning Commission finds that the foregoing recitals are true and correct, and are incorporated herein by reference.

SECTION 2. With respect to the **Conditional Use Permit No. 00001-26**, the Planning Commission finds as follows:

- a) The proposed use and development will be consistent with the General Plan of the City of Carson. The project site has a General Plan Land Use designation of Industrial, Light. The proposed cosmetic manufacturing operation constitutes light industrial manufacturing use within an existing industrial building. Although a limited portion of the operation involves the use and storage of hazardous materials, those materials are ancillary to the manufacturing process and are subject to discretionary review through the CUP process, as well as applicable Building Code, Fire Code, and hazardous materials regulations. As conditioned, the proposed use is consistent with the General Plan.
- b) The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development. The project site consists of an existing industrial building within a previously approved industrial development and is served by established access, loading areas, parking, and utility infrastructure adequate to support industrial occupancy. The proposed use will occur entirely within the existing building and does not require expansion of the building footprint or substantial modification of the site. Hazardous materials will be stored and handled in designated H-3 occupancy control areas within the building.
- c) There will be adequate street access and traffic capacity. The subject property is located on E. 223rd Street within an established industrial area designed to serve warehouse, manufacturing, and related industrial uses. The site has existing vehicular access and loading facilities associated with the approved industrial development. The proposed operation does not include retail sales or walk-in customer traffic, and deliveries and shipments will occur through the building's loading docks during normal business operations.
- d) There will be adequate water supply for fire protection. The project will occupy an existing industrial building and will be required to comply with all applicable fire protection requirements imposed through the California Fire Code, California Building Code, and review by the appropriate fire authorities. Hazardous materials will be stored and handled in designated control areas within the building and the facility will be subject to applicable hazardous materials management requirements. With compliance with all applicable fire and building requirements and the Conditions of Approval, there will be adequate water supply and fire protection for the proposed use.
- e) The proposed use and development will be compatible with the intended character of the area. The subject site is located within an industrial area characterized by warehouse, industrial, automotive, parking, and truck-related uses. Surrounding uses include a new car dealership to the north, warehousing to the south, a parking lot to the east, and a truck yard and training center to the west. The proposed cosmetic manufacturing operation is industrial in character and will occur entirely within an enclosed building. No retail activity or walk-in customer traffic is proposed. Given the surrounding land use context and the enclosed nature of the operation, the proposed use is compatible with the intended industrial character of the area.

SECTION 3. In addition to the foregoing findings, and because the project is located within an industrial zone, the Planning Commission further finds as follows:

- a) Possible hazards to the surrounding area as a result of the proposed use have been adequately addressed. A limited portion of the proposed operation involves the use and storage of hazardous materials associated with cosmetic manufacturing, primarily flammable fragrance ingredients and alcohol-based raw materials. However, those materials represent a limited portion of the overall operation and will be stored and handled indoors in designated H-3 occupancy control areas designed in accordance with the California Building Code and California Fire Code. Hazardous materials will be received in sealed containers, stored in approved areas, and managed pursuant to applicable Hazardous Materials Business Plan and CUPA requirements. With these controls and the Conditions of Approval, possible hazards to the surrounding area can be adequately mitigated and managed.
- b) Possible hazards to the proposed use due to proximity or interaction with uses in the surrounding area do not render the site unsuitable for the proposed operation. The subject site is located in an established industrial area with surrounding uses that include warehouse, truck-related, parking, and automotive commercial operations. These are the types of uses commonly found in industrial districts, and the proposed manufacturing use within an enclosed industrial building is appropriately located in this setting.
- c) Cumulative and interactive effects upon the environment and public safety resulting from the interrelation, magnitude, and intensity of industrial activities in the area will not be cumulatively significant or unacceptable. The project will occupy an existing warehouse building within an approved industrial development and will not expand the building envelope or materially intensify the site beyond the type of industrial activity already contemplated for the area. Although the operation includes a hazardous materials component, that component is limited in scale relative to the overall operation and is subject to regulatory oversight and operational controls. In light of the site's industrial context, the enclosed nature of the use, and compliance with applicable fire, building, and hazardous materials requirements, the project will not create cumulatively significant or unacceptable interactive effects on the environment or public safety.

SECTION 4. The Planning Commission finds that no further environmental review is required under the California Environmental Quality Act pursuant to CEQA Guidelines Section 15162. The subject site is located within an industrial development previously analyzed in the Panattoni Project Initial Study/Mitigated Negative Declaration for warehousing and/or manufacturing uses. The current request would allow the use and storage of hazardous materials associated with a cosmetic manufacturing operation within an existing approved industrial building and does not involve expansion of the building envelope or substantial physical alteration of the site. The hazardous materials component falls within the type of operational impacts contemplated and regulated under the prior IS/MND. Accordingly, no subsequent or supplemental environmental review is required.

SECTION 5. Conditional Use Permit No. 00001-26 complies with the City’s Zoning Ordinance and General Plan and is consistent with the intent of Article IX, Chapter 1, including Section 9141.1 and Section 9172.21(d)(1) of the Carson Municipal Code.

SECTION 6. The Planning Commission of the City of Carson, pursuant to the findings set forth above, does hereby approve Conditional Use Permit No. 00001-26 to allow the use and storage of hazardous materials associated with a cosmetic manufacturing operation located at 2136 E. 223rd Street, subject to the Conditions of Approval contained in Exhibit B.

SECTION 7. This decision of the Planning Commission shall become effective and final 15 days after the date of the action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.

SECTION 8. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

APPROVED and **ADOPTED** this 14th day of April 2026.

CHAIRPERSON

ATTEST:

SECRETARY

EXHIBIT A
Legal Description

For [APN/Parcel ID\(s\): 7315-008-049](#)

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

THAT PORTION OF THE 398.11 ACRE TRACT ALLOTTED TO ANA JOSEFA DOMINGUEZ DE GUYER, BY DECREE OF PARTITION OF A PORTION OF THE RANCHO SAN PEDRO, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, IN CASE NO. 3284 OF THE SUPERIOR COURT OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF THAT CERTAIN 10 ACRE PARCEL OF LAND DESCRIBED IN THE DEED TO THE AMERICAN CHEMICAL CORPORATION, RECORDED ON JULY 10, 1959 AS [INSTRUMENT NO. 4139](#) IN [BOOK D533, PAGE 307](#), OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH 89 DEGREES 45' 25" WEST 469.06 FEET (ON RECORD, NORTH 89 DEGREES 45' 25" WEST 469.06 FEET); THENCE NORTH 0 DEGREES 14' 35" WEST 434.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 45' 25" EAST 444.06 FEET; THENCE SOUTH 0 DEGREES 14' 35" EAST 42.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 296.84 FEET; THENCE SOUTHERLY ALONG SAID CURVE 178.22 FEET (THROUGH AN ANGLE OF 34 DEGREES 24' 00") TO A POINT; THENCE SOUTH 37 DEGREES 29' 07" EAST 87.14 FEET; THENCE SOUTH 42 DEGREES 44' 35" EAST 112.75 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEAST HAVING A RADIUS OF 296.84 FEET; THENCE EASTERLY ALONG SAID CURVE 123.38 FEET (THROUGH AN ANGLE OF 23 DEGREES 48' 56") TO A POINT, A RADIAL LINE AT SAID POINT BEARS NORTH 23 DEGREES 26' 29" EAST; THENCE NORTH 89 DEGREES 45' 25" EAST TO THE WESTERLY LINE OF THE LAND DESCRIBED IN DEED TO WHITE STAR OIL COMPANY, RECORDED IN [BOOK 2819, PAGE 159](#), OF OFFICIAL RECORDS; THENCE ALONG SAID WESTERLY LINE NORTH 17 DEGREES 11' 52" EAST 972.53 FEET TO THE SOUTHERLY LINE WILMINGTON STREET, (NOW 223RD STREET) 66.00 FEET WIDE; THENCE SOUTH 89 DEGREES 45' 25" WEST, ALONG SAID WILMINGTON STREET, 1082.51 FEET TO A LINE BEARING SOUTH 0 DEGREES 14' 35" EAST AND PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE ALONG LAST SAID LINE, SOUTH 0 DEGREES 14' 35" EAST TO THE TRUE POINT OF BEGINNING.

EXCEPTING ALL OIL, GAS AND OTHER HYDROCARBONS AND ALL OTHER MINERALS IN, UNDER OR RECOVERABLE FROM SAID REAL PROPERTY HEREINABOVE DESCRIBED AND THE RIGHT TO EXPLORE, MINE, DRILL AND OPERATE FOR THE SAME AND TO PRODUCE AND REMOVE THE SAME BUT WITHOUT THE RIGHT TO ENTER UPON THE SURFACE OF SAID REAL PROPERTY HEREINABOVE DESCRIBED FOR SAID PURPOSES, AS EXCEPTED BY RICHFIELD OIL CORPORATION, A CORPORATION, IN DEEDS RECORDED JULY 10, 1959 AS [INSTRUMENT NO. 4139](#) IN [BOOK D533, PAGE 307](#), OFFICIAL RECORDS AND AS RESERVED IN DEED RECORDED JUNE 14, 1962 AS [INSTRUMENT NO. 4764](#) IN [BOOK D1649, PAGE 371](#), OF OFFICIAL RECORDS.

[APN: 7315-008-049](#)

**CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
CONDITIONS OF APPROVAL
EXHIBIT "B"**

CONDITIONAL USE PERMIT NO. 00001-2026,

I. GENERAL CONDITIONS

1. 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.
 2. The applicant, property owner, and/or successor to whom these project entitlements are assigned ("Developer") shall submit complete 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.
 3. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
 4. Any substantial project revisions, including revisions affecting the location, storage, handling, classification, or quantities of hazardous materials beyond that reviewed by the Planning Commission, 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.
 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. A modification of these conditions, 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.
 7. 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 Developer has been given written notice to cease such violation and has failed to do so for a period of thirty days.
 8. Precedence of Conditions. If any of these Conditions of Approval alter a commitment made by the Developer 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.
 9. 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.
 10. Indemnification. The applicant, owner, and tenant(s), for themselves and their successors in interest ("Indemnitors"), agree to defend, indemnify and hold harmless the City of Carson, its
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agents, officers and employees, and each of them (“Indemnites”) from and against any and all claims, liabilities, damages, losses, costs, fees, expenses, penalties, errors, omissions, forfeitures, actions, and proceedings (collectively, “Claims”) against Indemnites to attack, set aside, void, or annul any of the project entitlements or approvals that are the subject of these conditions, and any Claims against Indemnites which are in any way related to Indemnites’ review of or decision upon the project that is the subject of these conditions (including without limitation any Claims related to any finding, determination, or claim of exemption made by Indemnites pursuant to the requirements of the California Environmental Quality Act), and any Claims against Indemnites which are in any way related to any damage or harm to people or property, real or personal, arising from Indemnitors’ operations or any of the project entitlements or approvals that are the subject of these conditions. The City will promptly notify Indemnitors of any such claim, action or proceeding against Indemnites, and, at the option of the City, Indemnitors shall either undertake the defense of the matter or pay Indemnites’ associated legal costs or shall advance funds assessed by the City to pay for the defense of the matter by the City Attorney. In the event the City opts for Indemnitors to undertake defense of the matter, the City will cooperate reasonably in the defense, but retains the right to settle or abandon the matter without Indemnitors’ consent. Indemnitors shall provide a deposit to the City 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 attorneys’ fees, and shall make additional deposits as requested by the City to keep the deposit at such level. If Indemnitors fail to provide or maintain the deposit, Indemnites may abandon the action and Indemnitors shall pay all costs resulting therefrom and Indemnites shall have no liability to Indemnitors.

- 11. No retail sales or walk-in customer traffic shall occur at the site.**
- 12. All manufacturing, packaging, storage, and handling of hazardous materials shall occur entirely within the approved building, except as otherwise approved by the Planning Division and all agencies having jurisdiction.**
- 13. Deliveries and shipments shall occur through the approved loading docks during normal business operations.**
- 14. Hours of operation shall be limited to two shifts between approximately 5:30 a.m. and 11:00 p.m., Monday through Friday, unless otherwise approved by the Planning Division.**
- 15. The approved site and floor plans, including approved hazardous materials storage and control area layouts, shall be maintained on file with the Planning Division and shall serve as the basis for enforcement of this approval.**
- 16. Prior to final inspection and commencement of operations, the applicant shall provide evidence satisfactory to the Planning Division that all applicable agency conditions and approvals have been satisfied.**

II. HAZARDOUS MATERIALS / OPERATIONAL CONDITIONS

17. The use and storage of hazardous materials shall be limited to those materials and quantities substantially consistent with the approved application materials and hazardous materials inventory, except as may be modified in compliance with these Conditions of Approval and subject to review by the Planning Division and agencies having jurisdiction.
 18. All hazardous materials shall be stored and handled in accordance with the California Building Code, California Fire Code, all applicable federal, state, and local laws, and all requirements of the Los Angeles County Fire Department and other agencies having jurisdiction.
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19. Hazardous materials shall be received in sealed containers, stored in approved areas, and transferred only within approved control areas and production areas designed for such use.
20. All hazardous materials storage and handling areas shall be maintained in a safe and orderly condition at all times. Spill control, containment, labeling, and emergency information shall be provided and maintained as required by applicable law.
21. Any spill, release, or incident involving hazardous materials shall be immediately handled and reported in accordance with all applicable laws and agency requirements.
22. Prior to commencement of operations, the operator shall obtain and maintain all required approvals associated with a Hazardous Materials Business Plan and all applicable Certified Unified Program Agency requirements.
23. The owner(s) and occupant(s) of the premises, and any successors-in-interest, shall file a certification with the City under penalty of perjury stating:
 - a. whether the use possesses or may possess or use hazardous materials;
 - b. itemizing the specific types of hazardous materials that will or may be possessed or used, specifying the quantities, both then-current and anticipated maximum quantities, that will or may be possessed or used at any given time, both on an itemized basis and cumulatively; and
 - c. reporting any outstanding violations of State Unified Program regulations and the status of efforts or measures taken to correct same. If at any time any information specified in the certification becomes outdated or is no longer accurate, the permittee shall submit, within thirty (30) days after learning that the information is no longer accurate, an addendum to the certification which includes the corrected or updated information.
24. The owner(s) and occupant(s) of the premises, and any successors-in-interest, shall submit to City inspections of the permittee's premises at least once per year for compliance with this code and these permit conditions and for identification of any and all hazardous materials present at the location, including reporting of such inspection to the Certified Unified Program Agency having jurisdiction in the City, when the inspector finds any suspected violations of State Unified Program regulations during such inspections.
25. Any material change in hazardous materials classification, storage configuration, control area design, or maximum quantities beyond the approved scope shall be reported to the Planning Division and may require modification of this Conditional Use Permit.

III. AESTHETICS

26. 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.
 27. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
 28. Graffiti shall be removed from all areas within twenty-four (24) hours of written notification by the City of Carson, including graffiti found on perimeter walls. 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.).
 29. 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.
 30. Any exterior modifications, including rooftop equipment screening, new exterior equipment, exterior storage, or façade changes, shall be subject to review and approval by the Planning Division, and additional entitlement review may be required if such changes are beyond the scope of this approval.
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IV. BUSINESS LICENSE

31. All parties involved in the subject project including but not limited to contractors and subcontractors are required to obtain a city business license per Section 6310 of the Carson Municipal Code.

V. BUILDING DIVISION

32. The second sheet of building plans shall list all Conditions of Approval and include a copy of the Planning Commission decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.

33. All construction plans shall comply with the codes in effect at the time of plan submittal to the Building Division. The Building Division has advised that a new code cycle took effect on January 1, 2026, which may impact design requirements if plans are submitted on or after that date.

34. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.

35. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans shall be prepared and stamped by a licensed architect.

36. Group H-2, H-3, and H-4 occupancies shall be permitted in unlimited area buildings containing Group F or S occupancies only in accordance with Sections 507.4 and 507.5 and the provisions of Sections 507.8.1 through 507.8.4 of the Building Code.

37. Group A-1 and A-2 occupancies of other than Type V construction shall be permitted within mixed occupancy buildings of unlimited area complying with Section 507.4, provided that the criteria under Section 507.4.1 of the Building Code are met.

38. All State of California disability access regulations for accessibility shall be complied with.

39. Separate application and plan review shall be required for electrical plans.

40. Separate application and plan review shall be required for mechanical plans.

41. Separate application and plan review shall be required for plumbing plans.

42. Plumbing fixtures shall be provided as required by Chapter 4 of the California Plumbing Code. Additional fixtures may be required if the project is not in compliance.

43. The project shall comply with the CalGreen non-residential mandatory requirements for initial tenant improvements.

44. All fire sprinkler hangers shall be designed, and their location approved, by an engineer or architect. Calculations shall be provided indicating that the hangers are designed to carry the tributary weight of the water-filled pipe plus a 250-pound point load. A plan indicating this information shall be stamped by the engineer or architect and submitted for approval prior to issuance of the building permit.

45. A separate permit shall be required for fire sprinklers.



NOTICE OF PUBLIC HEARING

**ADDRESS ANY COMMUNICATIONS TO:
COMMUNITY DEVELOPMENT DEPARTMENT – PLANNING DIVISION
701 EAST CARSON STREET
CARSON, CALIFORNIA 90745**

Conditional Use Permit (CUP) No. 00001-26

The Planning Commission of the City of Carson, California, will conduct a public hearing, at which time you may be present and be heard to consider Conditional Use Permit No. 00001-26 to allow the use and storage of hazardous materials associated with a cosmetic manufacturing operation at 2136 E. 223rd St. The subject site is in the Manufacturing, Light with Design Overlay (ML-D) zone and has a General Plan Land Use designation of Industrial, Light.

The proposed project is consistent with the Mitigated Negative California Environmental Quality Act (CEQA) Declaration prepared for construction of the subject building and adopted in August 2020; therefore, no further environmental review is required for this application under CEQA.

If you challenge the approval or denial of this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at or prior to, the public hearing. If you are no longer the owner of the property, please forward this notice of hearing to the current owner.

Address any communications or comments regarding the project to Jacob Collins, Assistant Planner at planning@carsonca.gov or call (310) 952-1700, Extension 1327. Documents related to the proposed project are on file with the City of Carson Planning Division.

TIME: 6:30 P.M., Tuesday, April 14th, 2026

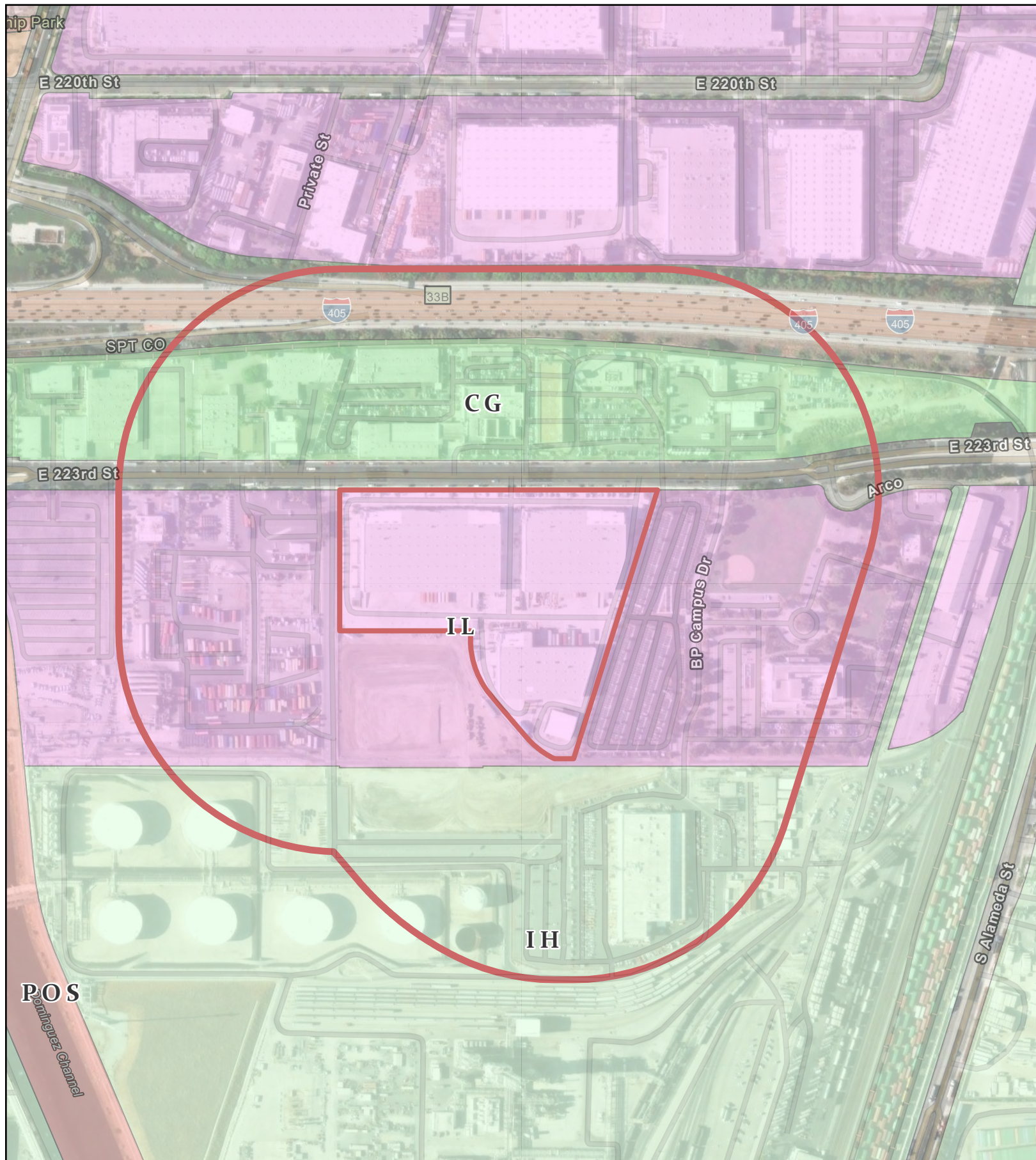
PLACE: Helen Kawagoe Council Chambers, 2nd Floor
Carson City Hall
701 East Carson Street
Carson, California 90745

APPLICANT: Edwin Cruz on behalf of Cosmetix West
835 Mission St,
South Pasadena, CA 91030

DATED: This 17th day of March 2026

K. Bradshaw

Dr. Khaleah K. Bradshaw, City Clerk
City of Carson, California



Radius Map: 750ft
2136 E 223rd St
APN: 7315008049

City of Carson





ARCHITECTURE . ENGINEERING

810 HERRING STREET, SUITE 200, PALMDALE, CA 93550
OFFICE: 818-798-1400 FAX: 818-798-7444

PROJECT NAME & SITE ADDRESS:

COSMETIX WEST
2308 E 253RD ST.
CARSON, CA 90610

DATE: 11/11/2025

JOHN G. CATALDO

Drawing Content:

**PROPOSED
BUILDING PLAN**

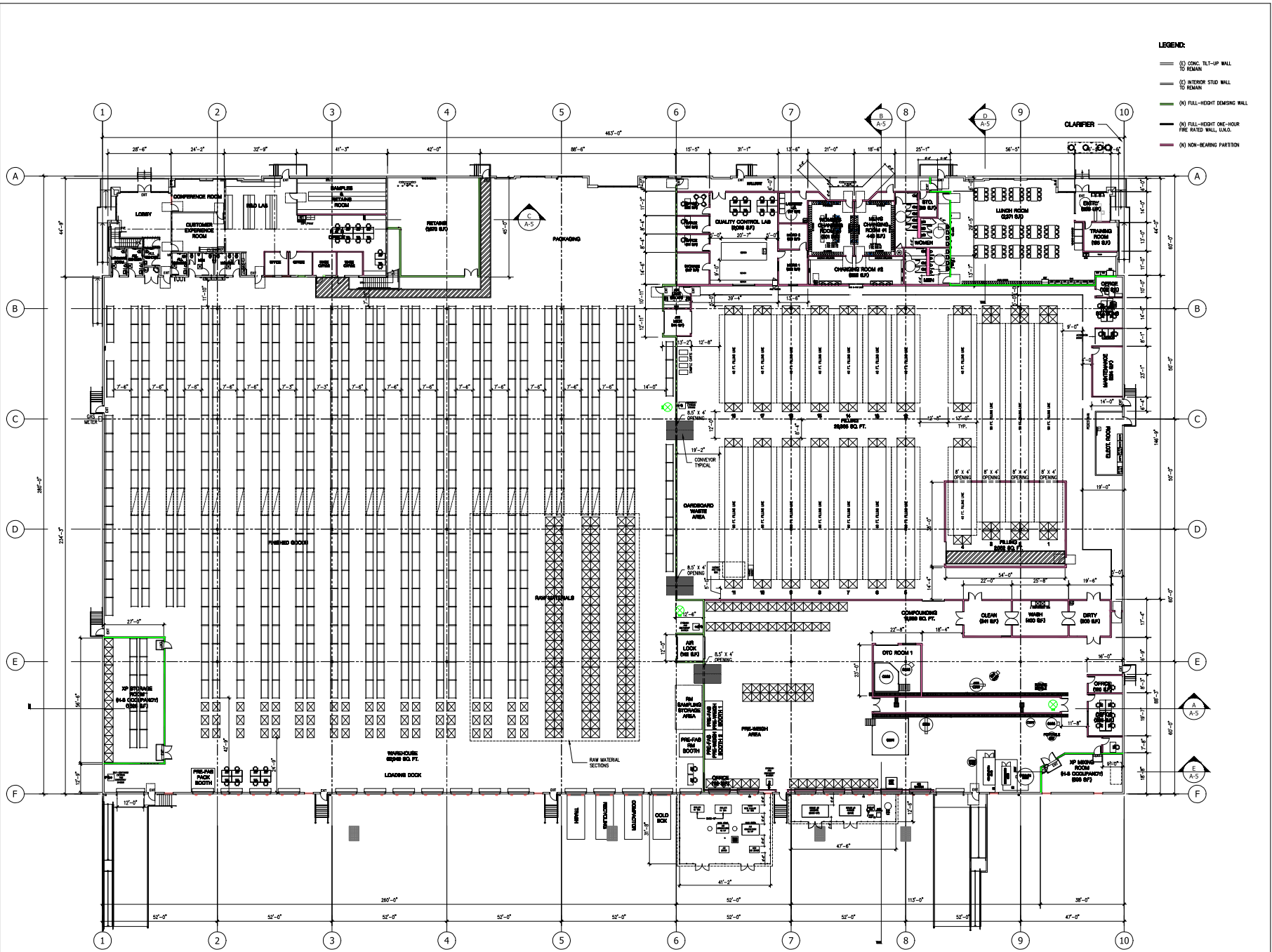


Revision: _____ Date: _____

Designer: JC
Checker: EOC
Date: 2/10/2026
Job No: 2025-102
Scale: AS NOTED
Drawing No: _____

A-3

SHEET: _____ OF: _____



PROPOSED BUILDING PLAN

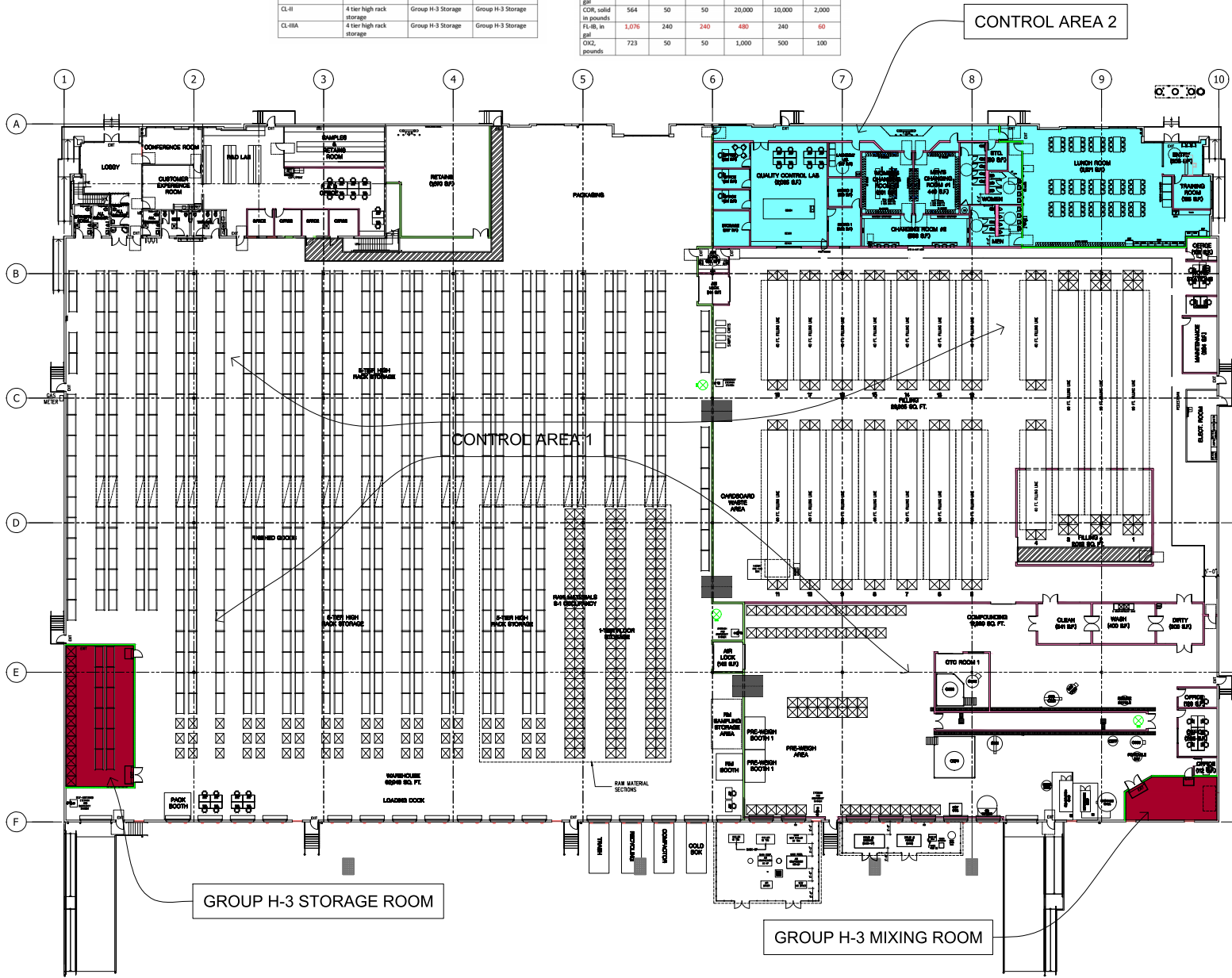
SCALE: 1/16" = 1'-0"

Overall Storage Plan Table

Material Stored	Storage Arrangements	Area Name	Control Area
Class I-IV commodities	5 tier high rack storage	Main storage floor	Control Area 1
Group A unexpanded plastic	5 tier high rack storage	Main storage floor	Control Area 1
Class IIB liquids	1-tier floor storage	Main storage floor	Control Area 1
CDR	1-tier floor storage	Main storage floor	Control Area 1
OX2	1-tier floor storage	Main storage floor	Control Area 1
FL-IB	1-tier floor storage	Group H-3 Storage	Group H-3 Storage
CL-II	4 tier high rack storage	Group H-3 Storage	Group H-3 Storage
CL-IIA	4 tier high rack storage	Group H-3 Storage	Group H-3 Storage

Hazard Total Table

Hazard Class	Totals, onsite			Maximum allowable quantity per control area.		
	Storage	Closed Use	Open Use	Storage	Closed Use	Open Use
CL-II, in gal	184	55	55	480	240	60
CL-IIIA, in gal	360	55	55	1,320	660	160
CL-IIB, in gal	32,010	55	55	No limit	13,200	6,600
CDR, liquid in gal	13.3	55	55	2,000	1,000	200
CDR, solid in pounds	564	50	50	20,000	10,000	2,000
FL-IB, in gal	1,076	240	240	480	240	60
OX2, pounds	723	50	50	1,000	500	100



CONTROL AREA DIAGRAM

SCALE: 1/16" = 1'-0"



ARCHITECTURE . ENGINEERING

800 WILSON STREET, SUITE 200, CARSON, CA 90745
OFFICE: 562-799-1400 FAX: 562-799-1410

PROJECT NAME & SITE ADDRESS:

COSMETIX WEST
2108 E 253RD ST.
CARSON, CA 90610

DRAWING #:

JOHN G. CATALDO

Drawing Content:
**HAZMAT
AREA
DIAGRAM**



Revision:	Date:

Designer: JC
 Drafter: EDC
 Date: 2/10/2026
 Job No: 2025-102
 Scale: AS NOTED
 Drawing No:

A.3.2
SHEET: OF:



Date: 02/20/2026

To: City of Carson, Planning Division

Subject: Cosmetix West – Business Description

Cosmetix West is a contract manufacturer of skincare, haircare, and fragrance products for cosmetic and over-the-counter (OTC) brands.

Operations include receiving and storing raw materials and packaging components; compounding bulk products in stainless-steel vessels; filling and packing them into final containers (tubes, bottles, jars); labeling and packaging finished goods; and warehousing them for shipment to customers.

The facility also includes quality control laboratories, offices for administrative and technical staff, and support areas such as maintenance, washing, and utilities.

The company employs approximately 80 full-time employees and 150 temporary agency workers. Annual sales are approximately \$40 million. Operations run in two shifts, from about 5:30 a.m. to 11:00 p.m., Monday through Friday.

No retail activity or walk-in customer traffic occurs at the site. All shipments and deliveries are handled through the loading docks during regular business hours.

Hazardous Materials Overview

A limited portion of the facility's operations involves the handling of hazardous materials, primarily flammable fragrance ingredients and certain alcohol-based raw materials used in cosmetic and fragrance formulations. These materials represent approximately 5% of the total business, and even less in % of volumes handled.

All Class IB, II, IIIA hazardous liquid materials are stored, handled, and used in designated control areas specifically designed in accordance with the California Building Code and California Fire Code. These areas include approved flammable liquid storage rooms, fire-rated construction, spill containment, ventilation systems, and fire protection measures.

Hazardous materials are received in sealed containers, stored in the approved H occupancy storage room, and transferred to the H occupancy mixing room for compounding. Quantities on site are managed in compliance with permitted maximum allowable quantities (MAQs), and the facility operates under an approved Hazardous Materials Business Plan (HMBP) with appropriate safety, training, and emergency response procedures in place.

Sincerely,

Gerardo Tufano
Chief Executive Officer

COSMETIX HMIS

NO.	RM #	DESCRIPTION	NFPA CLASS	CORROSIVE	TYPE OF CONTAINER	CONTAINER SIZE	INVENTORY IN GAL.	INVENTORY MAX. GAL.	CASRN
1	RM0002	SD Alcohol 40B 190 proof	IB (flammable)	-	Metal drum	330 Gal	0	1,000	67-17-5
2	RM2919	Genamin CTAC 50 RSPO	IB (flammable)	-	Metal drum	55 Gallon	0	600	112-02-7
3	RM1999	SD Alcohol 40B 200 proof for SANITIZER	IB (flammable)	-	Metal drum	55 Gallon	0	400	64-17-5
4	RM0093	SD Alcohol 40B 200 proof	IB (flammable)	-	Metal drum	55 Gallon	0	250	64-17-5
5	RM3046	IPA 70% for DAE	IB (flammable)	-	Metal drum	55 Gallon	0	200	67-63-0
6	RM2931	Orange Oil	II	-	Metal drum	55 Gallon	0	100	5989-27-5
7	RM0870	Vegesil 345	IIIA	-	Metal drum	55 Gallon	0	150	112-40-3
8	RM0003	Glycerin- RSPO/MB	IIIB	-	Metal drum	55 Gallon	0	2,000	56-81-5
9	RM1617	ARG-CCTG RSPO/MB	IIIB	-	Metal drum	50 Gallon	0	2,000	73398-61-5
10	RM1065	Zemea	IIIB	-	Plastic Drum	55 Gallon	0	1,000	504-63-2
11	RM0086	Isopropyl Palmitate RSPO/MB	IIIB	-	Metal drum	55 Gallon	0	1,000	142-91-6
12	RM0094	Caprylic/Capric Triglycerides MB	IIIB	-	Metal drum	55 Gallon	0	600	65381-09-1
13	RM4491	Glycerin RSPO - OTC	IIIB	-	Plastic Tote	330 Gal	0	600	56-81-5
14	RM0280	Lexfeel 7	IIIB	-	Metal drum	55 Gallon	0	600	68855-18-5
15	RM0025	Polysorbate 20 RSPO/MB	IIIB	-	Metal drum	55 Gallon	0	500	9005-64-5
16	RM1380	Neossance Squalane - CW	IIIB	-	Plastic Drum	55 Gallon	0	500	111-01-3
17	RM0279	Mineral Oil 70	IIIB	-	Plastic Drum	55 Gallon	0	400	8042-47-5
18	RM4029	ZETEMOL OPRSPOMB RSPO/MB	IIIB	-	Metal drum	55 Gallon	0	400	29806-73-3
19	RM1462	JOLEE 7750 (Radia 7750) RSPO/MB	IIIB	-	Metal drum	55 Gallon	0	400	6309-51-9
20	RM1146	Moringa Oil (Floralipids Moringa)	IIIB	-	Plastic Jug	5 Gallon	0	400	93165-54-9
21	RM0246	Botanistat PF-64	IIIB	-	Plastic Drum	55 Gallon	0	400	122-99-6;1117-86-8; 70445-33-9;10741-5
22	RM3019	Luviskol VA 64 W RSPO/MB	IIIB	-	Fiber Drum	55 Gallon	0	400	NOT AVAILABLE
23	RM4235	Myritol 312	IIIB	-	Metal drum	55 Gallon	0	300	NOT AVAILABLE
24	RM0464	Phenoxyethanol & Ethylhexylglycerin (Euxyl PE9010)	IIIB	-	Metal drum	55 Gallon	0	300	122-99-6
25	RM1579	Hydramol TGL Ester RSPO/MB	IIIB	-	Metal drum	55 Gallon	0	300	143-07-7
26	RMORG3025	Sunflower Seed Oil (Organic)	IIIB	-	Plastic Drum	55 Gallon	0	250	800-23-8
27	RM2229	Cosmosil MAR Oil Organic	IIIB	-	Metal drum	55 Gallon	0	250	68956-68-3
28	RM3186	PROTECTOL PE CO	IIIB	-	Metal Drum	55 Gallon	0	250	122-99-6
29	RM1499	Sunflower Oil HO Charkit	IIIB	-	Plastic Drum	55 Gallon	0	200	8001-21-6
30	RM0952	Cetiol LC RSPO/MB	IIIB	-	Metal drum	55 Gallon	0	200	NOT AVAILABLE
31	RM1433	Cetiol C5 RSPO/MB	IIIB	-	Metal drum	55 Gallon	0	200	NOT AVAILABLE
32	RM2928	Wavemax RSPO/MB	IIIB	-	Metal drum	55 Gallon	0	200	8001-21-6
33	RM1717	IntegriLipid Sunflower Oil	IIIB	-	Plastic Drum	55 Gallon	0	150	NOT AVAILABLE
34	RMORG1796	Olive Oil, Organic	IIIB	-	Metal drum	55 Gallon	0	150	NOT AVAILABLE
35	RM4457	DM Fluid A-6CS	IIIB	-	Metal drum	55 Gallon	0	150	63148-62-9
36	RM1411	Permethyl HPIB-6	IIIB	-	Metal drum	55 Gallon	0	150	68937-10-0
37	RM4406	JD Jojoba Colorless Odorless Oil	IIIB	-	Plastic Drum	55 Gallon	0	150	61789-91-1; 90045-98-0
38	RM0215	Myritol 331	IIIB	-	Metal drum	55 Gallon	0	150	NOT AVAILABLE
39	RM0218	Cetiol CC RSPO/MB	IIIB	-	Metal Drum	55 Gallon	0	150	NOT AVAILABLE
40	RM2792	Brontide	IIIB	-	Metal drum	55 Gallon	0	100	6290-03-5
41	RM3123	HI OLEIC SAFFLOWER OIL W/ VIT E (W/ MIXED TOCOPHER	IIIB	-	Fiber Tote	55 Gallon	0	100	8001-23-8
42	RM4540	Silsoft CLX-E	IIIB	-	Metal drum	55 Gallon	0	100	NOT AVAILABLE
43	RM4469	CutiGuard CLR	IIIB	-	Plastic Pail	55 Gallon	0	100	79-33-4

COSMETIX HMIS

NO.	RM #	DESCRIPTION	NFPA CLASS	CORROSIVE	TYPE OF CONTAINER	CONTAINER SIZE	INVENTORY IN GAL.	INVENTORY MAX. GAL.	CASRN
44	RM2482	Spectrastat PHL	IIIB	-	Plastic Pail	55 Gallon	0	100	6920-22-5
45	RM1762	Lexfeel N350 RSPO/MB	IIIB	-	Metal Drum	55 Gallon	0	100	NOT AVAILABLE
46	RM2687	Leucidal Liquid	IIIB	-	Plastic Pail	55 Gallon	0	100	7732-18-5;84775-94-0
47	RMORG0258	Coconut Oil Virgin, Organic	IIIB	-	Metal drum	55 Gallon	0	100	NOT AVAILABE
48	RM4316	IntegriLipid Sunflower Oil HO- Organic (Arbonne)	IIIB	-	Plastic Drum	55 Gallon	0	100	NOT AVAILABLE
49	RM0151	Squalane (Phytolane LS)	IIIB	-	Plastic Drum	55 Gallon	0	100	111-01-3
50	RM2358	BUTYLENE GLYCOL 1,3 Cosmetic Grade	IIIB	-	Plastic Drum	55 Gallon	0	100	107-88-0
51	RM3166	ARBONNE ONLY -DOWSIL 9045 SILICONE ELASTOMER BLEND	IIIB	-	Metal drum	55 Gallon	0	80	541-02-6
52	RM1968	Pureact Gluco C	IIIB	-	Plastic Drum	55 Gallon	0	80	110615-47-9;68515-73-1
53	RM4074	DEHYQUART CC7 BZ	IIIB	-	Plastic Drum	55 Gallon	0	80	7681-57-4
54	RM1029	Mikrokill COS	IIIB	-	Plastic Drum	55 Gallon	0	80	122-99-6;1117-86-8;104-29-0
55	RM2483	Liponate TDTM	IIIB	-	Metal drum	55 Gallon	0	80	94109-09-8
56	RMORG3101	Organic Golden Jojoba oil	IIIB	-	Metal drum	55 Gallon	0	70	61789-91-1/90045-98-0
57	RMORG1620	Organic Sweet Almond Oil (Integrity)	IIIB	-	Metal drum	55 Gallon	0	70	8007-69-0
58	RM0115	Sunflower Oil	IIIB	-	Plastic Drum	55 Gallon	0	70	8001-21-6;1406-18-4
59	RM1674	Viamerine WH60 Deodorized	IIIB	-	Metal drum	55 Gallon	0	60	368869-31-2
60	RM0057	Triethanolamine	IIIB	-	Metal drum	55 Gallon	0	60	102-71-6
61	RMORG4018	ORGANIC HO Sunflower Oil, RBDW	IIIB	-	Plastic Drum	55 Gallon	0	60	8001-21-6
62	RM0047	Citric Acid	Not classified (Solid)	Corrosive	Fiber Bag	5 Gallon	0	150	77-92-9



4.9 HAZARDS AND HAZARDOUS MATERIALS

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		✓		
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?		✓		
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				✓
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?		✓		
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				✓

This section is primarily based upon the *Phase I Environmental Site Assessment, Former Stauffer Chemical Company Facility, 2112 East 223rd Street, Carson, California 90745* (Phase I ESA), prepared by Avocet Environmental, Inc. (Avocet) (dated November 22, 2019); refer to [Appendix C, Phase I ESA](#).

For the purpose of this analysis, the term “hazardous material” refers to both hazardous substances and hazardous waste. A material is defined as “hazardous” if it appears on a list of hazardous materials prepared by a Federal, tribal, State, or local regulatory agency, or if it possesses characteristics defined as “hazardous” by such an agency. A “hazardous waste” is a solid waste that exhibits toxic or hazardous characteristics (i.e., ignitability, corrosivity, reactivity, and/or toxicity).



SITE HISTORY AND EXISTING CONDITIONS

According to the Phase I ESA, between 1959 and 1982, the project site was developed with a polyvinyl chloride (PVC) manufacturing facility operated by American Chemical Company and Stauffer Chemical Company (Stauffer). American Chemical Company and Stauffer produced PVC resin utilizing ethylene chloride, ethylene dichloride (EDC, aka 1,2-dichloroethane or 1,2-DCA) and vinyl chloride monomer (VCM) as manufacturing intermediates. In addition to numerous aboveground storage tanks (ASTs) for raw materials, intermediary and finished products, and waste products, the project site featured three underground storage tanks (USTs) in which leaded gasoline and waste oil were stored. All three of these USTs were permanently closed by removal in 1993 and are covered by a “no further action” (NFA) letter issued by the Los Angeles County Department of Public Works (DPW). In 1982, Stauffer ceased manufacturing PVC resin and, over the next few years, demolished and removed its former infrastructure “to grade,” leaving foundations and other subsurface features, including pipelines, in place. No use has been made of the project site since Stauffer terminated PVC manufacturing operations in 1982.

American Chemical Company and Stauffer manufacturing operations resulted in very significant impacts to vadose zone soil and groundwater. The principal contaminants include 1,2-DCA, vinyl chloride (VC), and trichloroethylene. Soil impacts were identified beneath on-site manufacturing infrastructure. The highest contaminant concentrations in groundwater were in the uppermost water-bearing zone, but groundwater in three deeper water-bearing zones has also been impacted. Laterally, contaminants in groundwater have migrated from the project site to neighboring properties, many of which have their own groundwater contamination issues. After characterizing subsurface conditions, vadose zone soil remediation using high-vacuum vapor liquid extraction (VLE) occurred between 1998 and 2011. In its 13 years of operation, the VLE system is estimated to have removed 300,810 pounds of contaminant mass from the subsurface; however, significant residual contamination remains in fine-grained, saturated soils between 25 and 35 feet below ground surface (bgs). Soil volatile organic compound (VOC) concentrations in the upper 15 feet of the vadose zone were below the target cleanup levels at the end of the VLE remediation effort. Residual 1,2-DCA and VC isoconcentrations were identified in soil at different depth intervals. Because of the residual contamination in soil between 25 and 35 feet bgs, the project site has been deed-restricted via a recorded land use covenant (LUC). The LUC for the project site prohibits residential and sensitive land uses and requires vapor barriers beneath new buildings unless the California Department of Toxic Substances Control (DTSC) accepts “analysis” that indicates they are unnecessary. After the LUC for the project site was recorded, DTSC certified the soil remediation effort.

Groundwater remediation using enhanced *in-situ* bioremediation (EISB) was initiated at the former Stauffer facility in 2011 and is ongoing. EISB involves extracting contaminated groundwater from wells along the hydraulically downgradient (western) boundary of the project site, amending it with electron donors and nutrients, and then reinjecting it via hydraulically upgradient injection wells located along the northern and eastern boundary of the project site and the eastern boundary of the adjoining property. It is noted that extracted groundwater is not treated to remove VOCs prior to being reinjected. It is further noted that the easement recorded to accommodate the EISB infrastructure is required until remediation is completed. The duration of the EISB effort is not known but is expected to be at least five years.

- a) **Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

Less Than Significant Impact. Exposure of the public or the environment to hazardous materials could occur through improper handling or use of hazardous materials or hazardous wastes particularly by untrained personnel, a transportation accident, environmentally unsound disposal methods, or fire, explosion, or other emergencies. The severity of potential effects varies with the activity conducted, the concentration and type of hazardous material or wastes present, and the proximity of sensitive receptors.



CONSTRUCTION

Project construction could expose construction workers and the public to temporary hazards related to the transport, use, and maintenance of construction materials (i.e., oil, diesel fuel, transmission fluid, etc.). However, these activities would be short-term, and the materials used would not be in such quantities, or stored in such a manner, as to pose a significant safety hazard. All project construction activities would demonstrate compliance with the applicable laws and regulations governing the use, storage, and transport of hazardous materials, ensuring that all potentially hazardous materials are used and handled in an appropriate manner. Impacts concerning the routine transport, use, or disposal of hazardous materials during project construction would be less than significant.

OPERATIONS

The project proposes the construction of a warehouse/industrial development with three concrete tilt-up buildings. Although the end user of the buildings is not known at this time, it is reasonably assumed that long-term operation of the project may involve the routine transport, use, or disposal of hazardous materials. The types and quantities of hazardous substances utilized at the project site would vary by the potential future users and, as a result, the nature of potential hazards would vary.

The proposed project would be subject to compliance with existing regulations, standards, and guidelines established by the U.S. Environmental Protection Agency (EPA), State, County of Los Angeles, and the City of Carson related to the transport, use, and disposal of hazardous materials. The project is subject to compliance with the existing hazardous materials regulations, which are codified in California Code of Regulations Titles 8, 22, and 26, and their enabling legislations set forth in Health and Safety Code Chapter 6.95 as well as California Code of Regulations Title 49. Both the Federal and State governments require any business, where the maximum quantity of a regulated substance exceeds the specified threshold quantity, register with the County as a manager of regulated substances and prepare a Risk Management Plan. The Risk Management Plan must contain an off-site consequence analysis, a five-year accident history, an accident prevention program, an emergency response program, and a certification of the truth and accuracy of the submitted information. Businesses would be required to submit their plans to the Certified Unified Program Agency (CUPA) (Los Angeles County Fire Department), which would make the plans available to emergency response personnel.

Further, implementation of the proposed project would require relocation of existing on-site monitoring wells and remedial equipment. However, the project would be required to comply with the LUC, which requires the project Applicant to seek approval from the DTSC for interference with remedial systems on-site. Relocation of any monitoring wells or remedial equipment would be conducted in accordance with the standards and regulations established by the DTSC, and others as applicable, such as Los Angeles Regional Water Quality Control Board (RWQCB) and Los Angeles County Department of Public Health Environmental Health Division (LADPH), pursuant to existing Federal, State, and local laws and regulations.

While the risk of exposure to hazardous materials cannot be eliminated, best management practices (BMPs) can be implemented to reduce risk to acceptable levels. Compliance with applicable laws and regulations governing the use, storage, and transportation of hazardous materials would ensure that all potentially hazardous materials are used and handled in an appropriate manner, and would minimize the potential for safety impacts to occur. Impacts regarding the routine transport, use, or disposal of hazardous materials during project operations would be less than significant.

Mitigation Measures: No mitigation is required.

b) *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

Less Than Significant Impact With Mitigation Incorporated. One of the means through which human exposure to hazardous substance could occur is through accidental release. Incidents that result in an accidental release of



hazardous substance into the environment can cause contamination of soil, surface water, and groundwater, in addition to any toxic fumes that might be generated. If not cleaned up immediately and completely, the hazardous substances can migrate into the soil or enter a local stream or channel causing contamination of soil and water. Human exposure of contaminated soil, soil vapor, or water can have potential health effects on a variety of factors, including the nature of the contaminant and the degree of exposure.

SHORT-TERM IMPACTS (CONSTRUCTION)

Construction Equipment

During project construction, there is a possibility of accidental release of hazardous substances such as petroleum-based fuels or hydraulic fluid used for construction equipment. The level of risk associated with the accidental release of hazardous substances is not considered significant due to the small volume and low concentration of hazardous materials utilized during construction. The construction contractor would be required to use standard construction controls and safety procedures that would avoid and minimize the potential for accidental release of such substances into the environment. Standard construction practices would be observed such that any materials released are appropriately contained and remediated as required by local, State, and Federal law. Impacts would be less than significant in this regard.

Construction Activities

Construction activities could also result in accidental conditions involving existing on-site contamination. The following analysis considers past uses of the project site and its vicinity, which may have resulted in existing on-site soil, soil vapor, and/or groundwater contamination potentially causing accidental conditions during site disturbance activities.

Historical Uses: PVC Manufacturing

As previously discussed, a PVC manufacturing facility operated on-site under American Chemical Company and Stauffer Chemical Company from 1959 to 1982. As a result of the site's former use as a PVC manufacturing facility, soil, soil vapor, and groundwater beneath the project site have been impacted by VOCs. Ongoing subsurface investigations and remediation have occurred at the project site since 1982.

Significant groundwater impacts resulting from former PVC manufacturing operations were found in four discrete water-bearing zones underneath the project site. Specifically, VOCs such as 1,2-DCA, VC, and trichloroethylene (TCE) were detected in concentrations in excess of regulatory screening levels. The Phase I ESA acknowledges that contaminants have migrated vertically down to the water-bearing zone at approximately 300 feet bgs and laterally beyond the former PVC facility boundary to the southwest and west. In addition, detections of high aromatic VOC concentrations, notably benzene, suggested that groundwater beneath the project site had been impacted by contaminant migration from offsite sources. Active remediation systems related to VOC releases, including an EISB system, are currently being performed at the project site. The EISB system involves the introduction of an electron donor (ethanol) to contaminated groundwater. According to the Phase I ESA, groundwater contamination on-site has not been addressed to DTSC's satisfaction and remediation remains ongoing at the project site.

Groundwater in the vicinity of the project site is reported at approximately 20 to 30 feet bgs. Based on the project's *Geotechnical Investigation, Three Proposed Warehouses, 2112 East 223rd Street, Carson, California, for Panattoni Development Company, Inc.* (Geotechnical Investigation), proposed earthwork would not exceed approximately eight feet bgs or eight feet below building pad grade, whichever is greater; refer to [Appendix B, Geotechnical Investigation](#). The project site has been previously graded and significant excavation activities would not be required during project construction. Thus, proposed excavation activities are not anticipated to encounter contaminated groundwater. However, construction workers could be exposed to contaminated soil vapors during excavation activities. Thus, prior to construction, the project Applicant would be required to retain a qualified Phase II/Site Characterization Specialist to



conduct verification soil vapor sampling on the project site during any excavation activities at a depth that would present a concern to worker safety; refer to Mitigation Measure HAZ-1. Should any samples determine that residual contamination in soil vapor present a risk to construction workers during excavation activities, the Phase II/Site Characterization Specialist would have the authority to temporarily suspend construction activity at that location for the protection of workers or the public.

Significant vadose zone soil impacts from VOCs were found in localized “hot spots” which coincide with former process areas. Soil remediation (i.e., high-vacuum vapor liquid extraction [VLE]) was conducted between 1998 and 2011. Approximately 300,810 pounds of VOC mass was removed from the upper 35 feet of the unsaturated and saturated soil profile. On termination of VLE, sampling results determined VOCs were not present in shallow soil (i.e., 15 feet bgs) above regulatory thresholds. However, residual VOC concentrations above regulatory thresholds were detected in the generally saturated and fine-grained soils between 25 and 35 feet bgs. As significant VOC concentrations remain present at this vertical interval, soil contamination between 25 and 35 feet bgs is now being addressed as part of the ongoing groundwater remediation process. As a result of this significant residual contamination, the site is “deed-restricted” via a LUC. The LUC restricts site use for commercial or industrial purposes only while prohibiting uses that involve sensitive receptors such as residential, schools or daycare facilities. The LUC also prohibits drilling groundwater wells and extraction of groundwater on-site except as approved by DTSC. A Soil Management Plan (SMP) is required during grading and excavation activities if soil at or below 15 feet bgs is to be disturbed. As stated above, proposed earthwork would not exceed approximately eight feet bgs or eight feet below building pad grade, whichever is greater; refer to [Appendix B](#). Therefore, the project would not be required to implement a SMP. Notwithstanding, should deeper excavations occur, all such activities would be required to follow the LUC by law. In addition, any transport of contaminated soil would be required to comply with existing Federal, State, and local laws and regulations pertaining to transport and disposal of such materials.

On-site infrastructure was demolished after operations ceased in 1982. However, foundations and various subsurface features including pipelines and possibly sumps and vaults were left in place. Based on the Phase I ESA, “dry” underground pipelines were encountered during construction of remediation systems on-site. However, due to historic operations, unknown subsurface infrastructure has the potential to be contaminated by hazardous substances. Thus, in the event that unknown subsurface infrastructure is uncovered during construction, the contractor would be required to take immediate and appropriate measures in reducing potential risks to construction workers and the public; refer to Mitigation Measure HAZ-2. Mitigation Measure HAZ-2 requires a qualified environmental professional with Phase II/Site Characterization experience to provide field monitoring using appropriate instrumentation, and to assist with segregation of excavated material for proper disposal at a licensed waste-handling facility. Subsurface infrastructure transport and disposal would be required to comply with existing Federal, State, and local laws and regulations.

Last, implementation of the proposed project requires the relocation of existing on-site monitoring wells and remedial equipment. As stated above, the project would be required to comply with the LUC, which would require the project Applicant to seek approval from the DTSC for interference with remedial systems on-site. Relocation of any monitoring wells or remedial equipment would be conducted in accordance with the standards and regulations established by the DTSC and others as applicable, such as RWQCB and LADPH, pursuant to existing Federal, State, and local laws and regulations.

Following compliance with existing Federal, State, and local laws and regulations as well as implementation of Mitigation Measures HAZ-1 and HAZ-2, the potential for accidental conditions during project construction would be reduced to less than significant levels.



LONG-TERM IMPACTS (OPERATIONAL)

Groundwater and Soil Vapor Contamination

Refer to Response 4.9(a), above, for a description of impacts related to proposed operations at the project site and regulatory framework related to chemical safety. The project site could be susceptible to vapor intrusion as a result of the existing contaminated soil and groundwater. In order to ensure that potential accidental conditions involving exposure of future users to vapor intrusion does not occur, the project Applicant would be required adhere to regulatory requirements imposed on the project by the LUC and enforced by DTSC, as well as other agencies (i.e., LADPH) as necessary. The LUC requires installation of vapor barriers beneath new buildings for any permitted development unless additional analysis is provided and approved by the DTSC. Upon adherence to existing regulations related to chemical safety, impacts pertaining to the potential for accidental conditions during project operations would be reduced to less than significant levels.

Mitigation Measures:

HAZ-1 **Soil Vapor Sampling.** The Applicant shall retain a qualified Phase II/Site Characterization Specialist to conduct verification soil vapor sampling during any excavation activities at a depth that would present a concern to worker safety. Should any samples determine that residual contamination in soil vapor present a risk to construction workers during excavation activities, the Phase II/Site Characterization Specialist shall have the authority to either implement additional safety precautions and/or temporarily suspend construction activity at said location for the protection of workers or the public.

HAZ-2 **Unknown Subsurface Infrastructure.** Observations shall be made by the contractor during grading and utility trenching for the presence of unknown pipelines, buried infrastructures, containers, debris, and/or soil potentially impacted by chemicals compounds or fuel and oil hydrocarbons. Indications of impacted soil may include chemical or fuel odors, unusual coloration, apparent moisture, and staining. If any of the above are encountered, a qualified environmental professional with Phase II/Site Characterization experience shall be consulted to provide field monitoring using appropriate instrumentation, and to assist with segregation of excavated material for proper disposal at a licensed waste-handling facility.

c) ***Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?***

No Impact. The project site is not located within one-quarter mile of a school. The nearest school to the project site is Del Amo Elementary School located approximately 0.80-mile to the north of the project site at 21228 Water Street. Therefore, the project would not emit hazardous emissions or the handle hazardous or acutely hazardous materials, substances, or wastes within 0.25-mile of an existing or proposed school. No impact would occur in this regard.

Mitigation Measures: No mitigation is required.

d) ***Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?***

Less than Significant Impact With Mitigation Incorporated. Government Code Section 65962.5 requires the DTSC and State Water Resources Control Board (SWRCB) to compile and update a regulatory sites list (pursuant to the criteria of the Section). The California Department of Health Services is also required to compile and update, as appropriate, a list of all public drinking water wells that contain detectable levels of organic contaminants and that are subject to water analysis pursuant to Health and Safety Code Section 116395. Government Code Section 65962.5 requires the local enforcement agency, as designated pursuant to Section 18051 of Title 14 of the California Code of



Regulations, to compile, as appropriate, a list of all solid waste disposal facilities from which there is a known migration of hazardous waste.

The project site is listed by the DTSC pursuant to Government Code Section 65962.5.¹ However, as discussed in Responses 4.9(a) and 4.9(b), impacts pertaining to reported releases and accidental conditions at the project site would be reduced to less than significant levels with implementation of Mitigation Measures HAZ-1 through HAZ-2.

Mitigation Measures: Refer to Mitigation Measures HAZ-1 through HAZ-2.

- e) ***For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?***

No Impact. The nearest public airport to the project site is the Long Beach Municipal Airport located approximately 4 miles to the east at 4100 Donald Douglas Drive, in the City of Long Beach. According to the Los Angeles County Airport Land Use Commission, the project site is located outside of the Airport Influence Area for the Long Beach Airport.² Further, there are no private airports or airstrips within two miles of the project site.³ Therefore, project implementation would not introduce a safety hazard or excessive noise for people residing or working in the project area. No impacts would occur in this regard.

Mitigation Measures: No mitigation is required.

- f) ***Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?***

Less Than Significant Impact With Mitigation Incorporated. The City prepared the Natural Hazards Mitigation Plan (Mitigation Plan) in 2013 as mandated by the Disaster Mitigation Act of 2000. The Mitigation Plan provides resources and information to assist the City's residents, public and private sector organizations, and others in planning for natural, man-made, and technological hazards. The Mitigation Plan also includes a five-year action plan matrix with long- and short-term action items that aims to reduce risk and prevent loss in future hazard events. In addition, the City complies with the Los Angeles County Emergency Management Plan.

As indicated in Section 4.17, Transportation, the project does not propose changes to the City's circulation system, such as sharp curves or dangerous intersections, and would not introduce incompatible uses to area roadways (e.g., farm equipment). Roadway improvements are proposed to provide site access (three full access driveways along East 223rd Street) and circulation. The proposed driveways and interior vehicular circulation are designed to meet the fire truck turning radii and fire access requirements, and would not result in inadequate emergency access. Construction of the project's utility connections within East 223rd Street would require temporary partial lane closure. During periods when partial road closure is required, the Applicant would be required to implement a traffic management plan (Mitigation Measure TRA-2). The traffic management plan would ensure at least one lane remains open (for East 223rd Street) and emergency access is maintained during installation of the project's undergrounded utilities. As a

¹ Department of Toxic Substances Control, *EnviroStor Website*, https://www.envirostor.dtsc.ca.gov/public/search?cmd=search&reporttype=CORTESE&site_type=CSITES,FUDS&status=ACT,B KLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29, accessed February 10, 2020.

² Los Angeles County Airport Land Use Commission, *Airport Influence Area – Long Beach Airport*, http://planning.lacounty.gov/assets/upl/project/aluc_airport-long-beach.pdf, dated May 13, 2003.

³ The Goodyear Blimp Airship Base is located approximately 3 miles northwest of the project site at 19200 South Main Street, in the City of Carson. Due to the infrequent operations of blimp airships, the Goodyear Blimp Airship Base is not considered an airport and does not have airport safety zones.



result, with implementation of Mitigation Measure TRA-2, impacts would be less than significant.

Mitigation Measures: Refer to Mitigation Measure TRA-2.

g) *Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*

No Impact. The project site is generally surrounded by urban/developed land and no wildland areas are present in the project vicinity. According to the California Department of Forestry and Fire Protection's *Fire Hazard Severity Zone (FHSZ) Map for Los Angeles County*, the project site is not located in a high fire hazard area for either local or State or Federal responsibility.⁴ Therefore, project implementation would not expose people or structures to a significant risk involving wildland fires, and no impacts would occur in this regard

Mitigation Measures: No mitigation is required.

⁴ California Department of Forestry and Fire Protection, *Los Angeles County Fire Hazard Severity Zones in SRA*, dated November 7, 2007.