

**RESOLUTION NO. 22-073**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, ADOPTING GENERAL PLAN AMENDMENT NO. GPA 112-2021.**

WHEREAS, there is a 157-acre site generally located southwest of the Interstate 405 (I-405) Freeway (the San Diego Freeway) and north of the Avalon Boulevard interchange at 20400 Main Street in the City of Carson ("Project Site"), which includes the former Cal-Compact Landfill (also referred to herein as the "157 Acre Site" and / or the "Project Site") which operated as a Class II landfill from 1959 until 1965; and

WHEREAS, the "Project" constitutes a modification to the permitted land uses and development standards for Planning Area 3 of the 157 Acre Site that is currently subject to The District at South Bay Specific Plan (the "2018 Specific Plan"; such specific plan as amended concurrent with this Resolution, the "Specific Plan" or "Specific Plan Amendment"); and

WHEREAS, the Project requires a General Plan Amendment to change the existing General Plan land use designation of a 73.53-acre portion of the 157 Acre Site (referred to as "Planning Area 3(a)" and/or "PA3(a)" under the Specific Plan) from Commercial Marketplace (CM) to Light Industrial (LI) and to remove the requirement that Lenardo Drive be designed as a Major Highway under the existing General Plan; and

WHEREAS, Planning Area 3(a) of the Specific Plan will include a maximum of 1,567,090 square feet of light industrial development including 75,000 of supportive office uses under a Light Industrial (LI) General Plan designation within PA3(a), and will also include approximately 0.62-acre parkway space that will include shade trees and native planting, a meandering walking path, and a sidewalk along the south side of Lenardo Drive along PA3(a); and

WHEREAS, the proposed amendment to the General Plan is considered a "project" as defined by the California Environmental Quality Act, Public Resources Code §21000 et seq. ("CEQA"); and

WHEREAS, the City, as the Lead Agency, has analyzed the Specific Plan Amendment and has prepared a supplemental environmental impact report ("2022 SEIR") to the 2018 FEIR (as defined below) to evaluate the changes proposed by the Project in comparison to the development proposed by the 2018 Specific Plan (which was previously evaluated under that certain Final Supplemental EIR (State Clearinghouse Number 2005051059.) (the "2018 FEIR") in order to evaluate and provide a comparison of the impacts of the proposed modified Project as compared with the approved development allowed under the 2018 Specific Plan evaluated in the 2018 FEIR; and

WHEREAS, on April 21, 2022, an application for an Appeal was filed to appeal the Planning Commission's decision to approve Resolution 22-2830 adopting CEQA Findings of Fact and a Statement of Overriding Considerations and certifying Supplemental Environmental Impact Report and for The District at South Bay Specific Plan, State Clearinghouse No. 2005051059; Approving Site Plan and Design Review No. DOR 1877-2022, Vesting Tentative Tract Map No. VTTM 83481, and

WHEREAS, pursuant to California Government Code Sections 65867 and 65090, the City of Carson on April 22, 2022, published a legal notice of the public hearing regarding The District At South Bay Specific Plan Amendment No. 27-2021 (“2022 Specific Plan”), General Plan Amendment No. GPA 112-2021 and Development Agreement No. DA 29-2021 (the “Development Agreement”), to be held by the City Council on May 3, 2022. In addition, on April 21, 2022, a public hearing notice was mailed to each property owner within an expanded radius of 2,000 feet of the Project Site, indicating the date and time of the public hearing regarding the Development Agreement in accordance with state law; and

WHEREAS, the City Council consideration of the provisions of Specific Plan Amendment No. 27-2021, General Plan Amendment No. GPA 112-2021 and Development Agreement No. DA 29-2021 at the public hearing on May 3, 2022, was continued to May 23, 2022 and adjourned to a following regular City Council meeting on May 23, 2022; and

WHEREAS, the City Council has considered and approved Resolution No. 22-073, adopting General Plan Amendment No. GPA 112-2021 at a duly noticed public hearing on May 23, 2022, and all interested parties were given an opportunity to be heard; and

WHEREAS, California Government Code Section 65356 requires that a legislative body shall adopt or amend a general plan by resolution; and

WHEREAS, the City Council desires, by this resolution, to adopt General Plan Amendment No. 112-2021, in connection with its approval of the other entitlements associated with the Project; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARSON DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:**

Section 1. RECITALS The foregoing recitals are true and correct and are incorporated herein by reference.

Section 2. CEQA FINDINGS. The 157 Acre Site was previously analyzed for development pursuant to: (1) a Final Environmental Impact Report for the Carson Marketplace Specific Plan (SCH No. 2005051059), which was certified by the City of Carson on February 8, 2006 (“2006 FEIR”); (2) Addendum 1 to the 2006 FEIR, which was approved in March 2009; and (3) a Supplemental Environmental Impact Report, which was certified by the City on April 3, 2018 pursuant to the 2018 Final EIR, and (4) a Supplemental Environmental Impact Report to the Final EIR (SCH No. 20050551059), which was certified by the Planning Commission on April 18, 2022 (“2022 SEIR”), subject to the approval of Development Agreement No. DA 29-2021, Specific Plan Amendment No. SPA 27-2021, and General Plan Amendment No. GPA 118-2021. The Planning Commission certification of the 2022 SEIR was appealed on April 21, 2022. The 2022 SEIR was considered by the City Council on May 23, 2022, and the City Council approved Resolution No. 22-085 (1) adopting the Findings required by CEQA Guidelines; (2) certifying the 2022 SEIR for the District at South Bay Specific Plan; (3) adopting a Mitigation Monitoring and Reporting Program, (4) adopting a Statement of Overriding Considerations; and (5) approving Site Plan and Design Review No. DOR 1877-2021 and Vesting Tentative Tract Map No. VTTM 83481. The Project and the 2022

SEIR are consistent with the analysis under the 2006 FEIR and 2018 SEIR, but the physical changes being described in the 2022 SEIR apply only to the 84 acres south of Lenardo Drive.

Section 3. FINDINGS. The City Council finds as follows:

- a) State law requires compatibility/consistency between land use zoning classifications and the General Plan. By amending the General Plan hereby, the City Council will replace the General Plan land use designation of a 73.53-acre portion of the Project Site (i.e., PA3(a)) from Commercial Marketplace (CM) to Light Industrial (LI). The General Plan will be consistent and compatible with the existing multifamily and commercial uses in the surrounding areas of the Project Site because the industrial buildings on PA3(a) will be adequately buffered from surrounding residences and the Project's light industrial operations will be restricted in the evening. In addition, the Carson County Mart on PA3(b) is compatible with surrounding retail uses.
- b) The proposed General Plan Amendment is consistent with the General Plan goals and policies. The proposed Project advances the General Plan's goals and policies related to land use, transportation, housing and economic development. as follows:
  1. The Project is consistent with General Plan Goal LU-1, Productive reuse of "brownfield" site. The Project would put to productive reuse a contaminated, former landfill/brownfield site through site remediation consistent with the approved Remedial Action Plan (RAP) and under the oversight of the DTSC. The Project would enable the remediation of PA3 (constituting approximately 60% of the overall 157 Acre Site) and would contain a mix of uses that would be sufficient to fund ongoing and future operation and maintenance (O&M) costs, which has long been the goal of the City and the CRA (the owner of the Project Site).
  2. The Project is consistent with General Plan Goal LU-5.2 Implement and expand strategies to market, attract, and/or retain retail commercial areas and encourage businesses to participate. The Project would establish the Project Site as a signature development along the I 405 Freeway, with nearby access to both the I 405 Freeway and the Harbor Freeway (I 110 Freeway). The Project would offer high visibility in a new, planned development. It would include commercial uses within PA2 adjacent to the I 405 Freeway that would attract visitors and meet the needs of local population. In addition, the Project would include the Carson Country Mart, an approximately 11.12-acre publicly accessible area in PA3(b) that would include community commercial uses and other recreational amenities.
  3. The Project is consistent with General Plan Goal LU-5.3 to identify unique economic opportunities, such as niche markets, that will allow the City to capitalize on its location, its cultural diversity, and the tourism industry in the region. The Project would provide a mix of uses in a prime location visibly noticeable along the I 405 Freeway corridor. The 2021 Project would include residential, commercial, and light industrial uses. In addition, the 2021 Project would provide approximately 11.12 acres of passive and active spaces with local serving commercial uses in the Carson Country Mart. The 711,500 sf of commercial uses within PA2 and the 33,800 sf of commercial uses within PA3(b) would provide a mix of visitor and local serving uses that would create an opportunity to support a large range of uses and would provide a regional destination.

4. The Project is consistent with General Plan Goal LU 6.2 Achieve a sustainable land use balance through provision of incentives for desired uses; coordination of land use and circulation patterns; and promotion of a variety of housing types and affordability. The Project would provide a mix of residential, commercial, and light industrial uses with an integrated design and a circulation system that coordinates the land uses and access.
  5. The Project is consistent with General Plan Goal LU-7.3 to promote the use of buffers between more intensive industrial uses and residential uses. The Project would include light industrial uses within PA3(a), which is located across Lenardo Drive from the residential uses proposed within PA1 and across the Torrance Lateral from the existing off-site residential uses to the west and south of the Project Site. Lenardo Drive would be approximately 80 feet in width, and the light industrial buildings within PA3(a) would maintain a variety of setbacks from the property line along the Torrance Lateral. The setbacks would be 55.5 feet at Building F; 70 feet at Building D (with the implementation of Mitigation Measure B-1); and 113 feet at Building A. In addition, the Torrance Lateral would provide an additional buffer of 75 feet from the property line to the nearest off-site residential uses. The loading areas would be screened by the orientation of the building and/or the installation of sound walls, as well as landscaping. Therefore, buffers between the light industrial uses and adjacent residential uses (both on and off site) would be provided. Additionally, the conditions of approval impose nighttime operational restrictions in the buffer areas located nearest to residential sensitive receptors.
- c) The Project is compatible with the objectives and policies of the City's General Plan and the General Plan Amendment and is consistent the plan's goals and policies.
  - d) SECTION 5. The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

**PASSED, APPROVED and ADOPTED** this 23<sup>RD</sup> day of May, 2022.

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Mayor Lula Davis-Holmes

ATTEST:

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Dr. Khaleah K. Bradshaw, City Clerk

APPROVED AS TO FORM

Sunny Soltani, City Attorney

EXHIBIT "A"  
Legal Description

[to be attached]

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**LEGAL DESCRIPTION**

**FFD CARSON, LLC PROPERTY  
CITY OF CARSON, CA**

An airspace parcel situated in the City of Carson, County of Los Angeles, State of California, being a portion of Parcel 2 of Parcel Map No. 70372 as shown on a map thereof filed in Book 377, Pages 76 through 89 of Parcel Maps in the Office of the county Recorder of Said Los Angeles County, bounded northerly and northeasterly by the southerly and southwesterly right-of-way line of Lenardo Drive as shown on said Parcel Map No. 70372. The vertical limits of said parcel are the same as the upper and lower limits of said Parcel 2 of Parcel Map No.

70372. 14

**EXCEPTING THEREFROM** that portion lying westerly of a line described as follows:

**BEGINNING** at the northwesterly terminus of that certain course shown as having a bearing and distance of "North 16°55'45" West 50.40 feet" in the westerly boundary line of said Parcel Map No. 70372; thence continuing along its northwesterly prolongation North 16°55'45" West 127.49 feet to the southerly right-of-way line of Lenardo Drive as shown on said Parcel Map No.

70372. 21

**ALSO EXCEPTING THEREFROM** that portion included within a parcel of land described as follows:

**COMMENCING** at the easterly terminus of that certain course shown as having a bearing and distance of "North 89°54'32" West 239.64 feet" in the southerly boundary line of said Parcel Map No. 70372; thence along said course and said southerly boundary line, North 89°54'32" West 49.72 feet; thence leaving said southerly boundary line at a right angle, North 00°05'28" East 60.00 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing North 00°05'28" East 45.57 feet; thence North 54°06'27" East 238.88 feet; thence South 89°54'32" East 103.31 feet; thence South 00°05'28" West 112.84 feet; thence South 89°54'32" East 70.02 feet; thence South 00°05'28" West 73.09 feet to a line parallel with and 60.00 feet northerly from said southerly boundary line; thence along said parallel line North 89°54'32" West 89.69 feet; thence South 00°05'28" West 22.00 feet to a line parallel with and 38.00 feet northerly from said southerly boundary line; thence along said parallel line North 89°54'32" West 46.17 feet; thence North 00°05'28" East 22.00 feet to a line parallel with and 60.00 feet northerly from said southerly boundary line; thence along said parallel line North 89°54'32" West 230.76 feet to the **TRUE POINT OF BEGINNING**.

**CONTAINING:**

84.018 Acres± 42

**SUBJECT TO** a perpetual nonexclusive easement in favor of the Carson Reclamation Authority, a California joint powers authority, the City of Carson, a California charter city, and their respective

49 successors and assigns, for vehicular ingress, egress and access in, on, over and through that  
50 certain portion of the foregoing parcel described as follows:

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52 That certain parcel of land situated in the City of Carson, County of Los Angeles, State of  
53 California, being a portion of Parcel 2 of Parcel Map No. 70372 as shown on a map thereof filed in  
54 Book 377, Pages 76 through 89 of Parcel Maps in the office of the County Recorder of said Los  
55 Angeles County, lying northeasterly, easterly, southeasterly, southerly, southwesterly and westerly  
56 of the following described line:

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58 **COMMENCING** at the northwesterly terminus of that certain course shown as having a bearing  
59 and distance of "North 69°18'31" West 219.32 feet" in the centerline of Lenardo Drive as shown on  
60 said Parcel Map No. 70372; thence along said centerline South 69°18'31" East 211.70 feet; thence  
61 leaving said centerline at a right angle South 20°41'29" West 52.00 feet to the southwesterly right-  
62 of-way line of said Lenardo Drive and the **TRUE POINT OF BEGINNING**;

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64 Thence leaving said right-of-way line, South 56°57'36" East 2.54 feet to the beginning of a tangent  
65 curve concave westerly and having a radius of 25.00 feet; thence southeasterly, southerly and  
66 southwesterly along said curve 41.19 feet through a central angle of 94°23'35"; thence tangent  
67 from said curve South 37°25'59" West 4.49 feet to the beginning of a tangent curve concave  
68 northwesterly and having a radius of 20.00 feet; thence along said curve southwesterly 12.89 feet  
69 through a central angle of 36°55'05"; thence tangent from said curve South 74°21'04" West 47.90  
70 feet to the beginning of a tangent curve concave northwesterly and having a radius of 100.00 feet;  
71 thence along said curve southwesterly and westerly 27.47 feet through a central angle of  
72 15°44'24"; thence tangent from said curve North 89°54'32" West 111.78 feet; thence North  
73 87°17'47" West 41.26 feet; thence North 89°17'14" West 21.75 feet; thence North 79°06'08" West  
74 28.22 feet; thence North 89°54'32" West 10.00 feet; thence South 79°06'08" West 38.10 feet;  
75 thence North 89°27'08" West 116.47 feet; thence North 84°37'30" West 36.20 feet; thence North  
76 89°54'32" West 10.00 feet; thence South 86°17'57" West 34.01 feet; thence South 89°41'45" West  
77 106.17 feet; thence North 88°16'18" West 130.87 feet; thence South 89°45'43" West 74.68 feet;  
78 thence North 88°31'14" West 108.06 feet; thence South 87°59'30" West 41.23 feet; thence  
North 79 88°38'27" West 109.12 feet; thence South 89°22'22" West 288.45 feet; thence North  
88°41'33"

80 West 130.25 feet; thence North 89°54'32" West 187.18 feet; thence North 87°03'05" West 72.60  
81 feet; thence North 00°06'07" East 30.38 feet to a line parallel with and 60.00 feet northerly from the  
82 southerly boundary line of said Parcel Map No.

70372; 83

84 Thence along said parallel line North 89°54'32" West 89.69 feet; thence South 00°05'28" West  
85 22.00 feet to a line parallel with and 38.00 feet northerly from said southerly boundary line; thence  
86 along said parallel line North 89°54'32" West 46.17 feet; thence North 00°05'28" East 22.00 feet to  
87 a line parallel with and 60.00 feet northerly from said southerly boundary line; thence along said  
88 parallel line North 89°54'32" West 230.76; thence South 00°05'28" West 12.08 feet; thence South  
89 87°45'13" West 107.96 feet; thence South 84°25'50" West 56.47 feet to the beginning of a tangent  
90 curve concave northeasterly and having a radius of 60.00 feet; thence along said curve westerly  
91 and northwesterly 58.55 feet through a central angle of  
55°54'23"; 92

93 Thence tangent from said curve North 39°39'47" West 51.49 feet; thence North 35°50'18" West  
94 710.46 feet; thence North 36°59'37" West 47.71 feet to the beginning of a tangent curve concave  
95 north easterly and having a radius of 200.00 feet; thence along said curve northwesterly 68.92 feet  
96 through a central angle of 19°44'42"; thence tangent from said curve North 17°14'55" West 260.01  
97 feet; thence North 17°45'00" West 196.84 feet; thence North 17°01'24" West 376.94 feet; thence  
98 North 16°26'55" West 199.38 feet; thence North 16°58'02" West 117.53 feet; thence North  
99 00°11'00" East 65.69 feet to the southerly right-of-way line of Lenardo Drive as shown on said  
100 Parcel Map

No. 70372. 101

102 **EXCEPTING THEREFROM** that portion lying westerly of a line described as  
follows: 103

104 **BEGINNING** at the northwesterly terminus of that certain course shown as having a bearing and  
105 distance of "North 16°55'45" West 50.40 feet" in the westerly boundary line of said Parcel Map No.  
106 70372; thence continuing along its northwesterly prolongation North 16°55'45" West 127.49 feet to  
107 the southerly right-of-way line of Lenardo Drive as shown on said Parcel Map No.

70372. 108

109 **ALSO EXCEPTING THEREFROM** that portion included within a parcel of land described as  
110 follows:

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112 **COMMENCING** at the westerly terminus of that certain course shown as having a bearing and  
113 distance of "North 89°54'32" West 406.97 feet" in the southerly boundary line of said Parcel Map  
114 No. 70372; thence along said course and said southerly boundary line, South 89°54'32" East  
115 406.97 feet to the most southeasterly corner of said Parcel Map No. 70372; thence along the most  
116 easterly boundary line of said Parcel Map No. 70372, North 00°04'32" East 12.00 feet to a line  
117 parallel with and 12.00 feet northerly from said southerly boundary line, said point also being the  
118 **TRUE POINT OF BEGINNING;**

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120 Thence along said parallel line North 89°54'32" West 140.33 feet; thence North 74°21'04" East  
121 12.71 feet to the beginning of a tangent curve concave northwesterly and having a radius of 47.00  
122 feet; thence along said curve northeasterly and northerly 49.80 feet through a central angle of  
123 60°42'52"; thence tangent from said curve North 13°38'12" East 20.04 feet to a point on a non-  
124 tangent curve concave southwesterly and having a radius of 615.00 feet, a radial line from said  
125 point on said curve bears North 23°35'43" East, said curve also being in the southwesterly right-of-  
126 way line of Lenardo Drive as shown in said Parcel Map No. 70372; thence along said curve and  
127 said right-of-way line southeasterly 102.85 feet through a central angle of 09°34'54" to said most  
128 easterly boundary line of said Parcel Map No. 70372; thence along said most easterly boundary  
129 line, South 00°04'32" West 8.47 feet to the **TRUE POINT OF BEGINNING.**

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131 **CONTAINING:**

3.420 Acres± 132

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135 **ALSO SUBJECT TO** all Covenants, Rights, Rights-of-Way and Easements of  
Record. 136

137 The foregoing airspace parcel and access easement are depicted on **EXHIBIT "B"** attached and  
138 by this reference made a

part hereof. 139

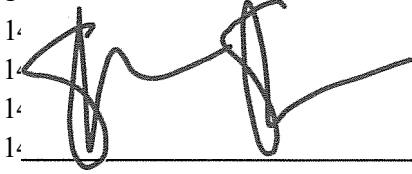
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06/25/2020



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