
**DRAFT
ENVIRONMENTAL IMPACT REPORT
for
GOLDEN EAGLE CENTER
SPECIFIC PLAN 3-90
THE CITY OF CARSON**

State Clearinghouse # 90010838

**Vol. II
Technical Appendices**

Prepared for
The City of Carson
701 East Carson Street
Carson, CA 90749

April 1993





**DRAFT
ENVIRONMENTAL IMPACT REPORT
SCH. NO. 90010838**

**GOLDEN EAGLE CENTER SPECIFIC PLAN 3-90
Vol. II
Technical Appendices**

Prepared for:

**City of Carson
701 East Carson Street
P.O. Box 6234
Carson, CA 90749**

Prepared by:

**The Planning Center
1300 Dove Street, Suite 100
Newport Beach, CA 92660**



**April 1993
Job # COC-01**



APPENDICES

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(Note: The Golden Eagle Specific Plan and the Golden Eagle Traffic Impact Report are available for review at the City of Carson, 701 East Carson Street, Carson, CA., 90749).



I. APPENDICES

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APPENDIX A: ENVIRONMENTAL REVIEW INFORMATION

1. NOTICE OF PREPARATION/INITIAL STUDY
2. MASTER LIST OF NOP RECIPIENTS
3. RESPONSES TO NOP

APPENDIX A: ENVIRONMENTAL REVIEW INFORMATION

1. NOTICE OF PREPARATION
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Notice of Preparation

TO: REVIEWING AGENCIES

SUBJECT: Notice of Preparation of a Environmental Impact Report

| | | | |
|---------------------|--|---|------------------------------------|
| Lead Agency: | | Consulting Firm (If applicable): | |
| Agency Name | <u>City of Carson</u> | Firm Name: | <u>The Planning Center</u> |
| Street Address | <u>701 East Carson Street</u> | Street Address: | <u>1300 Dove Street, Suite 100</u> |
| City, State, Zip | <u>Carson, CA 90749</u> | City/State/Zip | <u>Newport Beach, CA 92660</u> |
| Contact | <u>Lance Burkholder, Associate Planner</u> | Contact | <u>Donald Condliffe</u> |

The City of Carson will be the Lead Agency and will prepare an Environmental Impact Report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the probable environmental effects are contained in the attached materials. A copy of the Initial Study is not attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Lance Burkholder, Associate Planner, at the address shown above. We will need the name for a contact person in your agency.

Project Title: Golden Eagle Specific Plan EIR SCH #90010838

Project Location: City of Carson Los Angeles
City (nearest) County

Project Description: (Brief)

The proposed 76-acre Golden Eagle Center development includes two alternative Specific Plans with similar land uses including retail commercial, visitor commercial(250-300 room hotel), general office, research and development and light industrial uses. The Specific Plans differ in intensity and location of uses. Plan A buildout would total roughly 1,625,000 square feet with office buildings that range from 1 to 12 stories in height. Plan B buildout would total roughly 1,284,000 square feet with office buildings that range from 1 to 10 stories in height.

Date: April 13, 1992 Signature: _____
Title: Lance Burkholder, Associate Planner
Telephone: (310) 830-7600 ext. 287

NOTICE OF PREPARATION

INTRODUCTION

The City of Carson is the Lead Agency responsible for preparing an Environmental Impact Report (EIR) to evaluate the potential environmental effects of the proposed construction and operation of the mixed-use business development, known as the Golden Eagle Center. Two Golden Eagle Specific Plans A and B have been prepared by SGPA/Architecture and Planning on behalf of Gascon Mar Inc., the owner of the project site. The project proponent, Gascon Mar Inc., has requested concurrent processing of the environmental studies for the proposed project while the site remediation is being performed. Both alternate Specific Plans provide for the orderly development of the 76-acre site in a manner intended to be consistent with the General Plan. The Specific Plans include overall development guidelines such as zoning, development standards, community design, infrastructure, and circulation elements.

The City Council will be asked to approve the selection of one of two proposed Specific Plans with similar land uses including retail commercial, visitor commercial (250-300 room hotel), general office, research and development, and light industrial uses. The Specific Plans differ in intensity and location of uses. Plan A build-out would total roughly 1.62 million square feet with office buildings that range from 1 to 12 stories in height. Plan B build-out would total roughly 1.28 million square feet with office buildings that range from 1 to 10 stories in height. Golden Eagle Specific Plan A, Figure 3, and Specific Plan B, Figure 4, have been prepared by SGPA/Architecture and Planning on behalf of Gascon Mar and Golden Eagle Refining Company, Inc., the owner and former owner of the project site. The Specific Plans include overall development guidelines such as zoning, development standards, community design, infrastructure, and circulation elements.

A previous NOP was prepared and circulated for the Golden Eagle Specific Plan EIR. This project proposes the redevelopment of a former refinery site as a mixed use development for a 300 room hotel, retail/commercial, office, R&D, and light industrial land uses. The NOP is being reissued due to alterations in the project description and changes in the site remediation process. Formerly the site's remediation was being planned under the supervision of the California Environmental Protection Agency, Department of Toxic Substance Control. The project site is now being remediated with the California Regional Water Quality Control Board, Los Angeles Region (Board) as the Lead Agency. The Board has determined that the site cleanup is categorically exempt from the California Environmental Quality Act (Guidelines Section 15307) because the actions are being undertaken for environmental protection and remediation and there is not a reasonable probability that the actions could have significant impacts.

PROJECT DESCRIPTION

The proposed project is the redevelopment of a 76-acre parcel to be called the Golden Eagle Center, at the southeast corner of Torrance Boulevard and Figueroa Street, east of the Harbor

Freeway (SR-110), as shown in the Regional Map, Figure 1 and the Vicinity Map, Figure 2. The proposed development would be a mixed-use business park. Under Specific Plan A the Golden Eagle Center would include retail commercial, visitor commercial (250-300 room hotel), general office, research and development, and light industrial uses. At build-out, the development would comprise 1,625,000 (previously 2.5 million) square feet with office buildings that range from 1 to 12 stories in height. Under Specific Plan B the land uses are the same, but, the layout of land uses is quite different and the density is less. At build-out, the development would comprise roughly 1,284,000 (formerly 1.45 million) square feet with office buildings that range from 1 to 10 stories in height. Figures 3 and 4 show the Proposed Landuse Concepts for Specific Plans A and B.

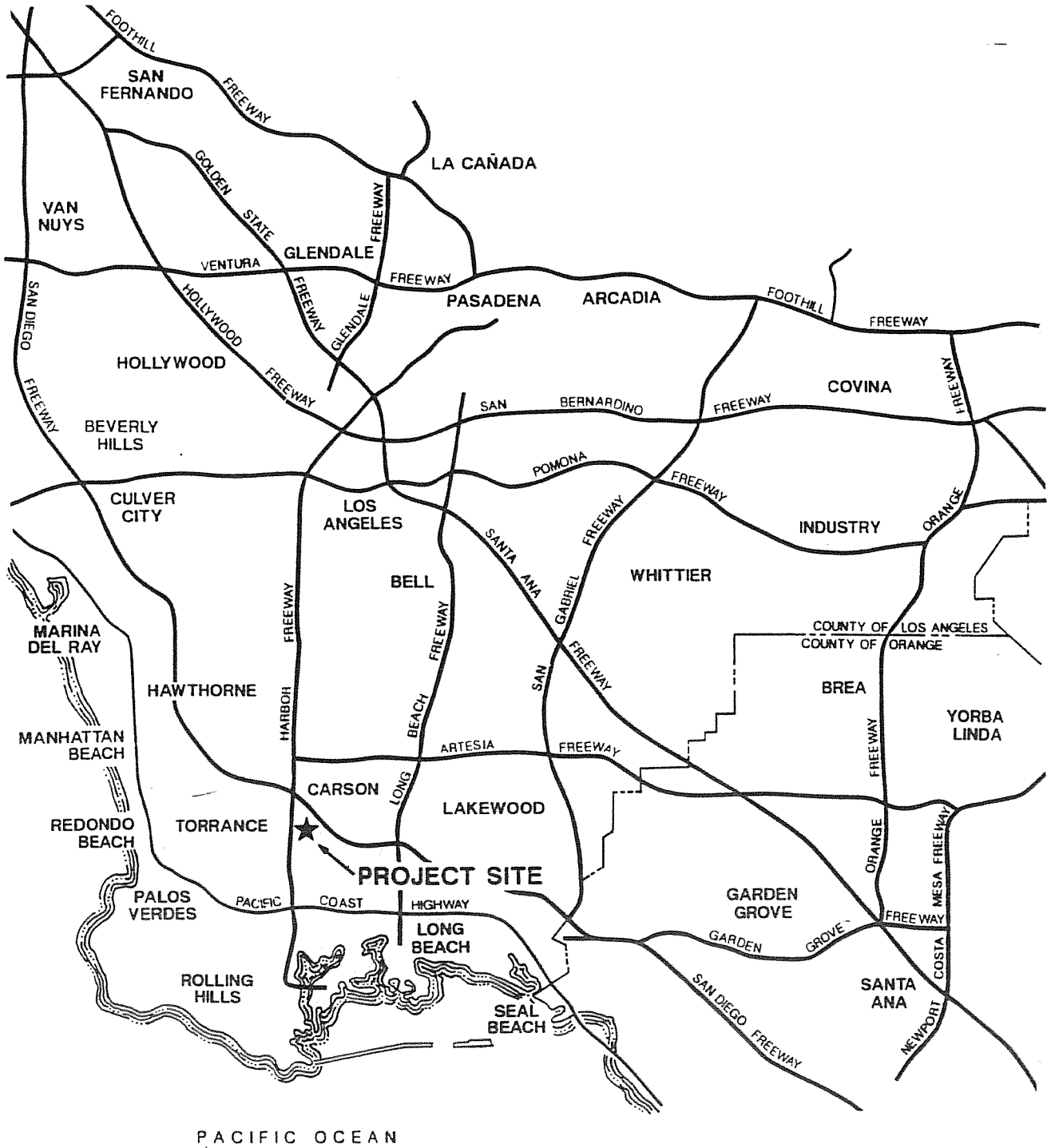
PROJECT BACKGROUND

For 62 years (from 1922 to 1984) the proposed project site was developed and operated for petroleum refinery related uses. Between 1922-1945, refinery-related uses occupied the site, including 13 above-ground petroleum storage tanks. In 1945 a four thousand barrels per day petroleum refinery was constructed at the site by Sunset Oil, with additional equipment added in 1948 that increased production of kerosene, fuel oils and gasoline to eight thousand barrels per day. In 1958 the site was purchased by Golden Eagle Refining Company Inc. (GERC) who operated the refinery until it closed. From 1946 to 1970, the southern portion of the site was used to landfarm oily sludges from storage tanks. Landfarming was the practice of spreading oil tank sludge on the ground, allowing it to dry and then discing it into the soil. In essence this was primitive form of air-stripping and bioremediation¹. Between 1962 and 1963, a 10-acre portion in the northeast corner of the site was used as a landfill for household and freeway construction waste. In 1965, the refinery replaced production of gasoline with production of aviation fuels. The refinery was closed in November 1984 and refinery facilities were demolished in 1985. Two underground storage tanks were removed at that time under supervision of the Los Angeles County Fire Department.

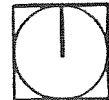
Immediately prior to the removal of the refinery in 1985 the site contained two tank farms, one primary tank farm with large tanks and another area with smaller tanks, a 10-acre landfill area, boiler areas, process areas, and facilities, and a land farm area of about 20 acres as illustrated in Figure 3, Refinery Land Uses. In 1985, site investigations revealed some soil contamination on-site. A landfill gas mitigation/emissions migration control system was installed in 1988. Groundwater beneath portions of the site was found to contain volatile organic compounds such

¹ Air stripping refers to methods for speeding the evaporation of volatile materials. Bioremediation as practiced at this site refers to augmenting the growth conditions for naturally occurring soil micro-organisms with the ability to metabolize hydrocarbons. Such micro-organisms are naturally occurring where hydrocarbons are frequently available; the hydrocarbons serve as an energy source for microbial growth. When growth conditions are right the growth of microorganisms in the soil can significantly reduce concentrations of hydrocarbons allowing on-site treatment for soil contamination. Using soil conditioning techniques to control variables such as temperature, moisture, oxygenation and nutrients, conditions favorable to microbial growth and hydrocarbon degradation can be created.

REGIONAL MAP



NOT TO SCALE

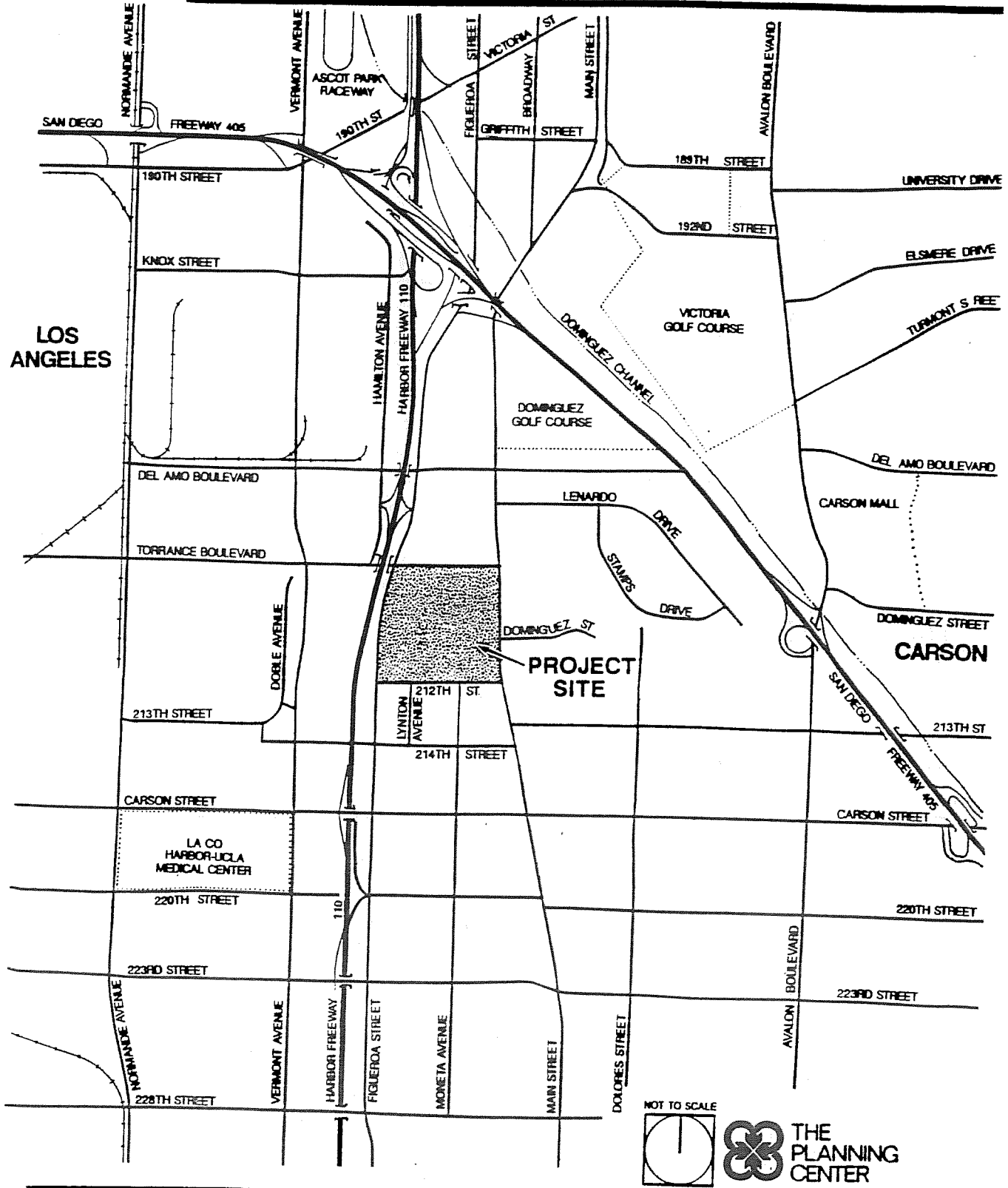


THE PLANNING CENTER

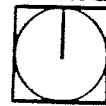
Golden Eagle Center Specific Plan EIR

Figure 1

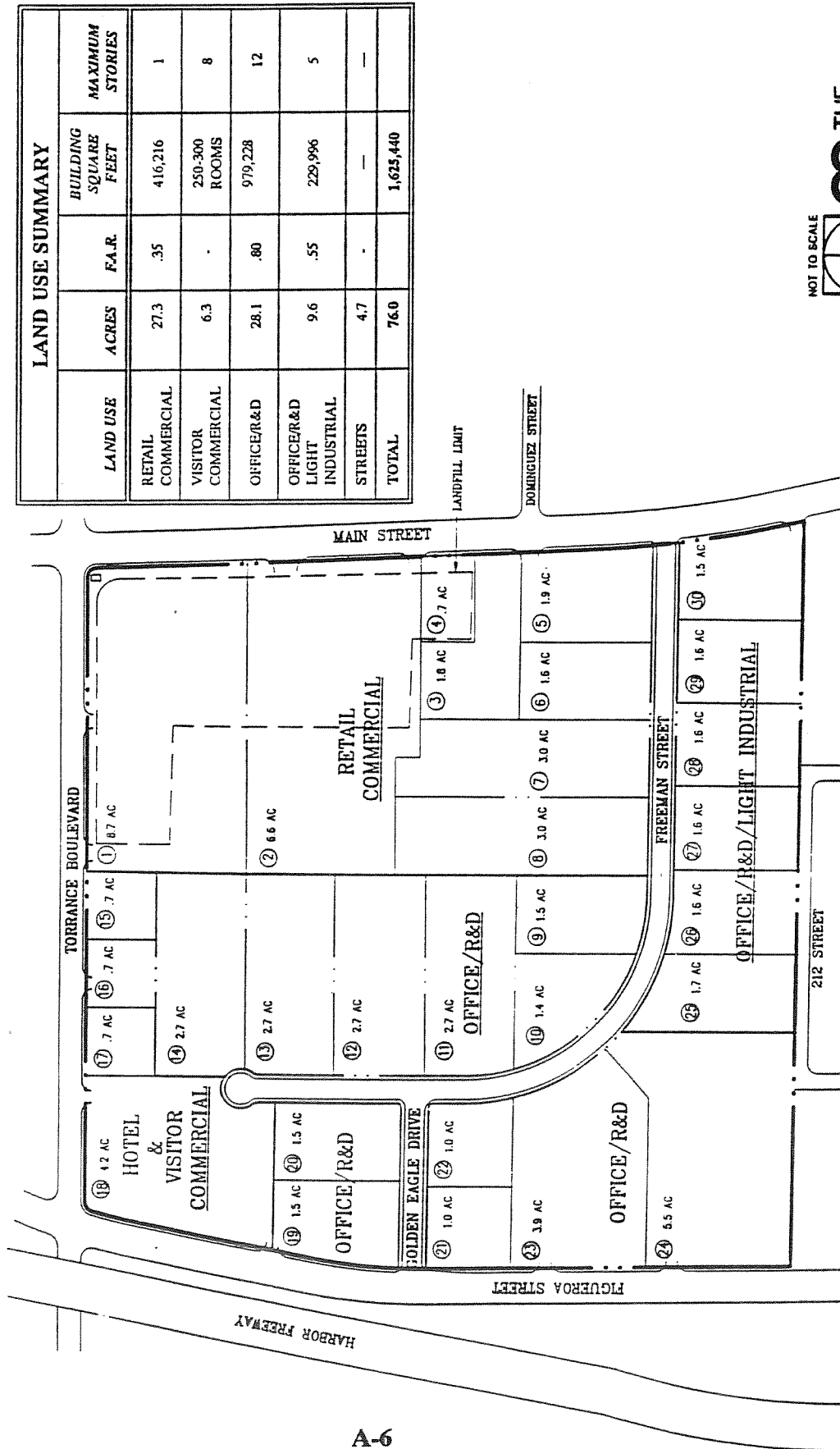
VICINITY MAP



NOT TO SCALE



SPECIFIC PLAN A

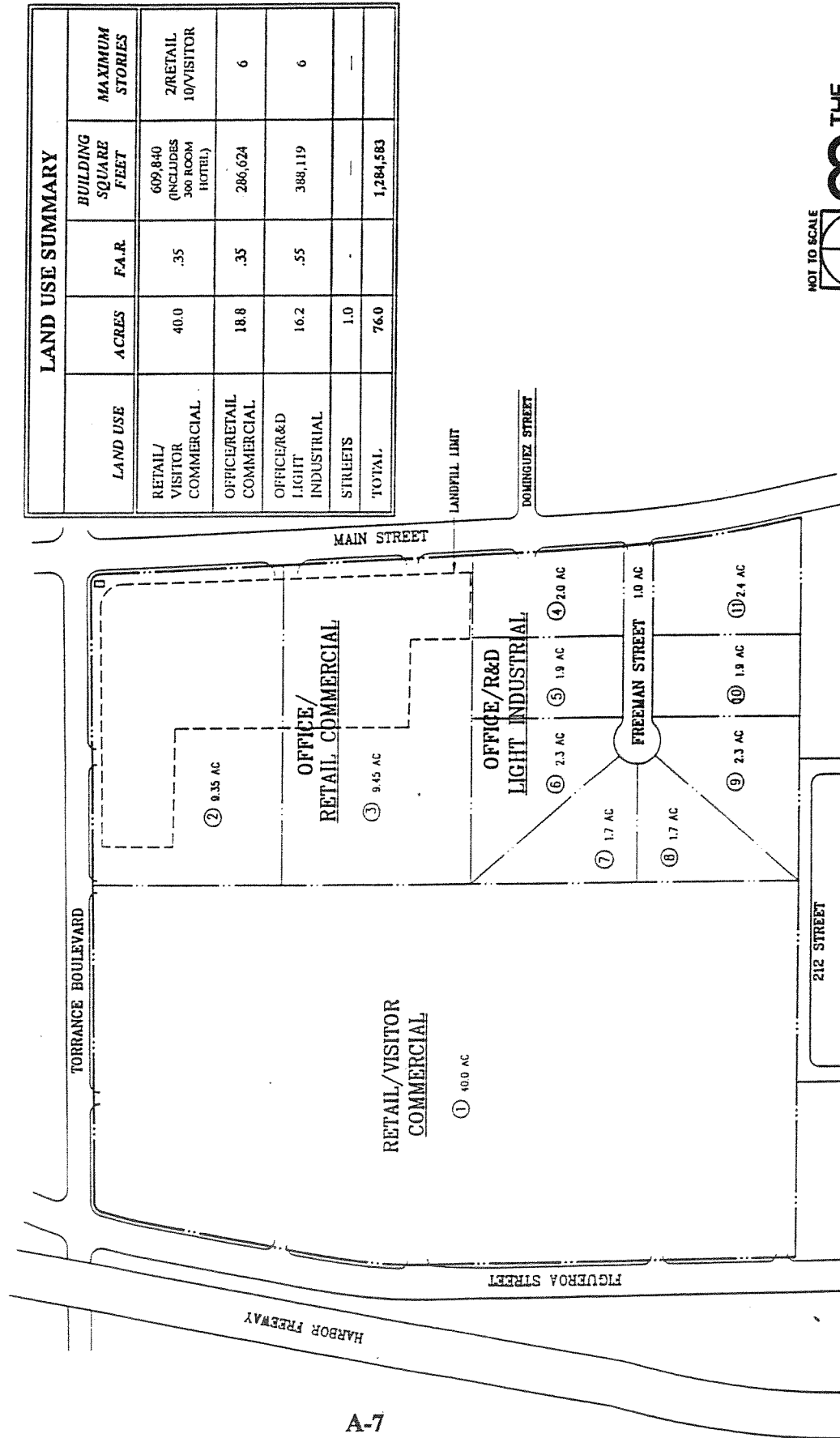


| LAND USE SUMMARY | | | | |
|-----------------------------|-------------|--------|----------------------|-----------------|
| LAND USE | ACRES | F.A.R. | BUILDING SQUARE FEET | MAXIMUM STORIES |
| RETAIL COMMERCIAL | 27.3 | .35 | 416,216 | 1 |
| VISITOR COMMERCIAL | 6.3 | - | 250,300 ROOMS | 8 |
| OFFICE/R&D | 28.1 | .80 | 979,228 | 12 |
| OFFICE/R&D LIGHT INDUSTRIAL | 9.6 | .55 | 229,996 | 5 |
| STREETS | 4.7 | - | - | - |
| TOTAL | 76.0 | | 1,625,440 | |



Golden Eagle Center Specific Plan EIR
Figure 3

SPECIFIC PLAN B



| LAND USE SUMMARY | | | | |
|-----------------------------|-------|--------|-----------------------------------|---------------------|
| LAND USE | ACRES | F.A.R. | BUILDING SQUARE FEET | MAXIMUM STORIES |
| RETAIL/VISITOR COMMERCIAL | 40.0 | .35 | 609,840 (INCLUDES 300 ROOM HOTEL) | 2/RETAIL 10/VISITOR |
| OFFICE/RETAIL COMMERCIAL | 18.8 | .35 | 286,624 | 6 |
| OFFICE/R&D LIGHT INDUSTRIAL | 16.2 | .55 | 388,119 | 6 |
| STREETS | 1.0 | - | - | - |
| TOTAL | 76.0 | - | 1,284,583 | - |



Golden Eagle Center Specific Plan EIR
Figure 4

as: benzene, ethylbenzene, toluene, xylene, and vinyl chloride. In addition, metals including lead, chromium and zinc have been detected in groundwater beneath the site.

Approximately 180 cubic yards of lead contaminated soil were removed from the site in October 1986. Several areas were excavated and excavated soil was treated by bioremediation, mainly in the large tank farm area in 1986. These earlier efforts were judged to be incomplete by the State of California Health and Welfare Agency, Department of Health Services, Toxic Substance Control Program, now renamed the State of California Environmental Protection Agency, Department of Toxic Substance Control (Department), and additional site investigation and cleanup effort was required by the Department. In March 1990 GERC entered into Consent Order 89/90-009 with the Department.

From 1985 to 1991 the site was vacant except for site investigation and limited site remediation and by 1991 the site appeared to a passerby as a large weedy area surrounded by a chain link fence. Depressions in the earth outlined former tank locations and remnants of asphalt paving could be seen. The landfill appeared as an unbroken 10 acre asphalt paved area with a small one story building at the northeast corner housing the landfill emission control system.

At a meeting on June 19, 1991 between John Hinton, Regional Administrator of the Cal-EPA Department of Toxic Substance Control, Region 4, and Dr. Robert Ghirelli, Executive Officer of the California Regional Water Quality Control Board, Los Angeles Region, an agreement was reached to transfer Lead Agency responsibility from the Department to the Board. In addition to the shift in Lead Agency status GERC selected a new prime contractor, Earth Technology Corporation (ETC), to prepare a Remedial Investigation Soils and Groundwater Investigation Workplan for Board Approval. Both the Board and the Department thought it important to perform preliminary site grading to control runoff prior to the 1991/92 winter rainy season. The Board concluded, based on the data from the Revised Remedial Investigation, that the site investigation process had defined the nature of site contamination sufficiently to begin excavating soil for treatment of the hydrocarbon contamination that was percolating into the groundwater.

Given sufficient data to allow preliminary planning, that was provided to the Board by ETC on GERC's behalf, the required grading to control runoff from the site began (the City of Carson issued a grading permit for this work) and excavation was begun. The Board is requiring that Golden Eagle's contractor, ETC, follow its Leaking Underground Storage Tank (LUFT) remediation guidelines as modified for risk assessment. This is to ensure that adequate data are gathered during excavation to completely characterize the nature of the contaminants. At the conclusion of the site remediation process a Health Risk Assessment will be performed based on the extensive information gathered during excavation. The quantity and quality of information made available by direct inspection and sampling of the entire site as it is excavated is expected to be greater than what is generated by a sampling program. The tests to be performed were selected to comply with the sensitivity and accuracy requirements set forth by the Department's toxicology experts.

GERC has been issued a permit under Rule 1166 which requires measures to limit emissions of volatile organic compounds (VOC). During excavation GERC is required to implement the mitigation measures approved by SCAQMD and to apply the Best Available Control Technology during cleanup. During excavation VOC emissions are closely monitored and measures to limit emissions are applied whenever emissions begin to occur. A vapor extraction system is utilized to treat the excavated soil and remove volatile organics from the soil treatment units.

In addition the work crews must follow the procedures outlined in the site health and safety plan approved as part of the workplan for site investigation.

Soil with lead contamination has been stockpiled until a decision is reached by the Board on the proper allowable level for backfilling versus removal of lead contaminated soil. The Department's toxicologists are providing technical expertise and guidance to the Board. The risk assessment now being undertaken may lead to a determination that some or all of the soil, based on accurately measured lead levels, can be safely buried and capped on-site. Some lead contaminated soil may be chemically fixated or transported to a hazardous waste disposal site.

The Board has to date approved creation of two soil bioremediation units where excavated soil is treated on-site by bio-remediation to breakdown and remove hydrocarbon contamination. The bioremediation process involves the excavation of hydrocarbon contaminated soils that are then placed in approximately 18 inch lifts (layers) within a clay and high density polyethylene (HDPE) membrane lined treatment unit. As the excavated soil placed in the treatment unit it is conditioned by adding nutrients and water as necessary to promote microbial growth. When the soil in the treatment unit has reached its design height, twenty to twenty-five feet high, bioremediation is restarted from the top lift down by mixing in additional nutrients. Vapor extraction is applied during the bioremediation process to extract volatile organic vapors. Samples are routinely taken to observe the progress of remediation. When contamination levels have dropped to the required levels, the top layer, which has completed treatment, is removed and is used for backfilling. The process continues until the treatment unit is emptied.

During bio-remediation a vapor extraction system captures the emissions of VOCs. The captured VOCs are destroyed by a SCAQMD approved unit which passes the VOCs through an electrically heated bed of gravel and a catalytic converter.

The Board's remediation procedures are expediting the cleanup by combining extensive sampling and site investigation with excavation for remediation. Continuous sampling using a state-certified on-site laboratory with rapid turn-around of test results has continued as excavation of contaminated soils proceeded. This process is continuing at the present time.

EIR FOCUS

Project alternatives to be addressed in the EIR will include, but are not necessarily limited to, the following:

1. "No Project" Alternative - The "no project" alternative is required by the State CEQA Guidelines to consider the effects which could be expected should the project not be implemented.
2. Existing Land use - The environmental consequences of building out existing allowable land uses.
3. Alternative Sites - The environmental consequences of utilizing alternative site(s) instead of the proposed project site. The EIR will address the potential consequences of other potential project site(s) at a lower level of detail while still providing a good comparative review of each alternative.

PROBABLE ENVIRONMENTAL EFFECTS

The document will focus on thirteen (13) environmental issues:

- Soil Resources;
- Air Quality;
- Water;
- Noise;
- Light and Glare;
- Land Use;
- Risk of Upset
- Jobs/Housing Balance;
- Transportation and Circulation;
- Public Services and Utilities;
- Energy
- Aesthetics; and
- Hazardous Waste Planning and Management;

SOIL RESOURCES

This section of the EIR will describe the site's intended future condition based on the on-going remediation efforts under the supervision of the California Regional Water Quality Control Board, Los Angeles Region. Grading, site preparation and excavation phases of the proposed project would cause disruptions, displacements, compaction and overcovering of the soil. It is not anticipated that the proposed structures would result in unstable soil conditions or changes in geologic substructures. However, the construction of several multi-story buildings would increase exposure of people and property to geologic hazards such as earthquakes or ground failure. Therefore, the geotechnical characteristics of the study area will be described using available information and the soils study prepared for the project area. The types of soils found on the project site and in the immediate vicinity will also be identified. This section will identify all known faults and any fault traces through the property and locate any major earthquake movement patterns relative to major fault lines that currently traverse the area.

AIR QUALITY

The existing air environment will be described in terms of meteorology and local topography affecting pollutant dispersion, and ambient air monitoring data. A summary of current air management efforts which may be related to the proposed project will be provided. This would include analysis of the air quality impacts related to the methane gas release system located on the site. These management efforts will include the following:

- Air Quality Management Plan, South Coast Air Basin
-
- AQMD Guidelines for the Preparation of Air Quality Impact Analysis

Short-term impacts will be generated due to construction. The type, amount and duration of air pollutant emissions will be presented for construction activities. The significance of the projected emissions on the air quality will be discussed.

Regional air impacts from regional emissions may change due to changes in areawide traffic and along Main Street and Figueroa Street. The impact on the regional air quality is best assessed by projecting the quantity of emissions resulting from the project. These emissions will be based upon EMFAC7. These emissions are compared to estimates for the area to assess the potential for regional air quality impacts. Consistency with the State implementation Plan will be determined.

Local air impacts will be analyzed using the CALINE4 model to assess the pollutant concentrations at the same locations utilized for the baseline study. The local air quality analysis assesses the resulting air pollutant levels that will result in the residential areas or other sensitive areas directly adjacent to the proposed development site. The increase or decreased in concentrations due to the project will be highlighted. In addition, the concentrations projected will be compared to State and Federal air quality standards to determine the significance of the potential impacts.

WATER

The proposed project may potentially result in changes in absorption rates, drainage patterns, or the rate and amount of surface runoff. Because the new development would involve the introduction of impervious surfaces, the drainage patterns and the amount of surface drainage off-site may be affected. The EIR will analyze and review the existing and projected runoff based on 25-year frequency storm conditions to evaluate any potential hydrological changes that may occur with the proposed development. A discussion and analysis would address the potential impacts of the proposed project on the City's existing flood control facilities including carrying capacity of the proposed development plus cumulative development within the general area.

NOISE

Short term noise impacts are expected from building construction and will be described based on the type of equipment that will be used for the proposed department store construction. Hours of construction and the estimated construction duration will be presented. Control of construction noise through the application of the City noise ordinance will be discussed.

The future traffic noise exposure of the Specific Plan alternatives under consideration will be developed and compared with respect to existing noise levels. The noise levels will be determined in terms of the City's CNEL standards. These results will be presented in a tabular format and the resultant noise levels at the representative receptors identified in Task 1 will also be identified. Based upon this analysis, the areas where the project results in an increase in existing noise levels will be identified. Impacted areas will be identified as well as areas that may require mitigation.

LIGHT AND GLARE

Exterior building glare and on-site lighting may contribute to cumulative light and glare impacts to the surrounding area.

LAND USE

A number of temporary construction impacts will likely result from implementation of the project: noise, dust, erosion and sedimentation, truck traffic, street closures or detours, adverse views and business disruption. The length of time required to complete the roadway improvements, and the amount of truck traffic will be addressed. Construction duration, phasing and staging will be described to the extent possible. Mitigation measures will be identified such as requirements for truck routing plans, staging area approvals, noise control devices and time limitations, and dust control measures. Specific construction-related impacts will be described in each applicable section of the EIR. The land use section will summarize these impacts and their mitigation measures.

The land use section of the EIR will also address the consistency of the proposed project and associative uses with the existing Light Industrial general plan land use designation for the area; the applicable ML-Manufacturing Light and ML-ORL Manufacturing on Organic Refuse Fill zoning requirements relative to permitted and conditional uses; the conformance to applicable development standards (e.g. building setbacks, scale, massing, architectural conformity, etc.); and consistency with the redevelopment plan for Redevelopment Area 1-D. Particular notice and analysis would be given as to how the Golden Eagle Specific Plan relates to the area constraints such as opportunities for land consolidation along Main Street, small lot development along Figueroa and Main Street for code enforcement, and other areas that might act as physical constraints to the proposed development.

RISK OF UPSET

According to the Draft Golden Eagle Specific Plan, any structures built in the landfill area and possibly other areas within the project site, would be required to provide methane migration barriers with passive venting. The City would also require periodic monitoring, and prior to issuance of Certificates of Occupancy, determine that an adequate methane barrier was installed per approved plans, and that the structure is safe from methane hazards. The EIR would consider the potential effects of accidental methane accumulation and ignition. Other risk of upset problems could be associated with possible uses of toxic and hazardous substances commonly used in research and development labs and light industrial businesses. The issue of hazardous materials use within 1,000 feet of the Van Deene Elementary School will be addressed.

JOBS/HOUSING BALANCE

The project area is currently occupied by a variety of commercial, industrial, and residential uses. The project may potentially impact the number of employment opportunities offered in this area of the City. The potential increase in employment opportunities may result in an increase in the need for housing in the City and in the surrounding area. The project will be reviewed in the context of adopted growth projections, adopted City plans, and cumulative growth patterns. In addition, the analysis will include an examination of the existing housing supply in the City and in the surrounding area and the impact of the project upon the supply.

The specific criteria used by Southern California Association of Governments (SCAG) and the California Environmental Quality Act (CEQA) Sec. 15206 are such that the proposed Golden Eagle Center development would be determined as having a regional significance. The Inter-Governmental Review Handbook specifically lists two threshold criteria that would effect the proposed project:

- Office buildings or office parks that employ more than 1,000 people or contain 250,000 square feet;
- Industrial plants and industrial parks that employ more than 1,000 people, occupy more than 40-acres of land or contain more than 650,00 square feet of floor space.

TRANSPORTATION AND CIRCULATION

The impacts of the proposed projects' traffic generation characteristics is being estimated by the traffic engineering firm of Lindscott, Law and Greenspan Engineers (LL&G). LL&G is geographically distributing this traffic onto the street network and freeways, then conducting a before-and-after analysis of traffic conditions with and without the project. Several scenarios will be documented for purposes of comparison: 1) existing conditions, 2) existing conditions plus ambient growth and necessary mitigations, 3) existing conditions plus ambient growth and project traffic with additional necessary mitigations. These analyses are being prepared for two different mitigation scenarios; normal mitigation and an interim mitigation. Some of the normal mitigation measures studied, such as widening the Torrance Boulevard at I-110 underpass, are expensive and require inter- jurisdictional and interagency coordination that will impose long lead times prior to actual construction. Accordingly an eastbound Torrance Boulevard left turn prohibition at Figueroa Street has been proposed as an interim traffic mitigation measure. In addition the analysis will consider future conditions both with and without the proposed Del Amo I-405 overpass. The EIR will include an outside review of the LL&G traffic study.

Additional areas of impact that will be evaluated are the localized effects of the project's on-site circulation patterns, ingress/egress provisions, safety, and the incidence of vehicular/pedestrian conflicts. The provisions for delivery and service vehicles will also be reviewed.

PUBLIC SERVICES AND UTILITIES

The proposed project may increase demand on existing fire and police services, other governmental services and on the need for road maintenance. The new development, which will be at a high density compared to the previous land use or the existing vacant condition, will support a larger employee and consumer population than currently exists in the area. This

increase in the number of people on-site during the development hours of operation, will increase the need for police and fire protection and will increase demand for public and private utilities. The increase in vehicular traffic created by the proposed project could potentially have an adverse effect on the condition of adjacent and surrounding streets and thoroughfares, and may increase the need for street maintenance over time.

ENERGY

The impact to be analyzed is increased energy use from construction of the proposed project. In addition, the new development will require more energy than the existing vacant site.

AESTHETICS

The potential impacts derive from the proposed Specific Plan development and design standards. Existing conditions will be compared with the proposed changes to the neighborhood.

HAZARDOUS WASTE PLANNING AND MANAGEMENT

The primary impacts to be described are: hazardous waste contamination related to past on-site activities and the cleanup process; current surrounding area activities that may contribute to ground water contamination; the potential impact of hazardous waste production of the proposed uses (e.g. research and development, and light industrial).

OTHER IMPACT AREAS TO BE ADDRESSED UNDER CEQA

- Cumulative Impacts
- Adverse Environmental Impacts Which Cannot be Avoided if the Project is Implemented
- Environmental Effects Found Not to be Significant
- Growth-Inducing Impacts of the Proposed Action
- The Relationship Between Local Short-term Uses of Man's Environment and the Maintenance and Enhancement of Long-term Productivity
- Any Irreversibly Environmental Changes Which Occur if the Proposed Project is Implemented

NOTICE OF PREPARATION DISTRIBUTION LIST

GOLDEN EAGLE CENTER SPECIFIC PLAN
ENVIRONMENTAL IMPACT REPORT

State Agencies

Office of Planning and Research
State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

California Air Resources Board
P.O.Box 2815
Sacramento, CA 95818
Attn: Jerry Martin

State of California (OSHA)
Consultation Service
8535 East Florence Avenue, Suite 200,
Downey, CA 90240
Attn: Tom Butler

California Department of Transportation
Environmental Services Branch
120 South Spring Street
Los Angeles, CA 90012
Attn: Ron Kosinski

California Department of Transportation
Permit Department
120 South Spring Street
Los Angeles, CA 90012
Attn: Jeffery C. Bingham

California Environmental Protection Agency
Department of Toxic Substances Control
245 West Broadway room 350
Long Beach, CA 90802
Attn: Marcia Liao

California Regional Water Quality Control Board
Los Angeles Region
101 Centre Plaza Drive
Monterey Park, CA 91754
Attn: Planning Unit

County Agencies

County of Los Angeles
Department of Public Works
Planning Section
P.O.Box 1460
Alhambra, CA 91802-1460
Attn: Mike Nagao

County of Los Angeles
Department of Public Works
Flood Plan Management Section
P.O.Box 1460
Alhambra, CA 91802-1460
Attn: Jim Sykes

Los Angeles County Health Department
Hazardous Waste Control Program
2615 S. Grand Avenue, 6th Floor #607
Los Angeles, CA 90007
Attn: Beverly Migues

County Sanitation District of Los Angeles County
P.O. Box 4998
1955 Workman Mill Road
Whittier, CA 90607
Attn: Gary Yoshida

Los Angeles County Health Department
Environmental Management
Water Sewerage and Subdivision Control Section
2615 S. Grand Avenue, 6th Floor
Los Angeles, CA 90007
Attn: Al Braggs

Carson Sheriff's Station
21356 S. Avalon Blvd.
Carson, CA 90745
Attn: Sgt. Tom Diviak

000-01 \ N0PHST

Los Angeles County Fire Dept.
1320 N. Eastern Avenue, Room 160
Los Angeles, CA 90063
Attn: Lily Cusick

Planning Department, 5th Floor
Rapid Transit District
425 South Main Street
Los Angeles, CA 90013
Attn: Alma Davis

City of Carson

City of Carson
Public Works Maintenance Division
701 E. Carson Street
Carson, CA 90745
Attn: Uli Fe'esago

City of Carson
Building and Safety Division
701 E. Carson Street
Carson, CA 90745
Attn: Gary Nehrenberg

City of Carson
Public Works Department
701 E. Carson Street
Carson, CA 90745
Attn: Traffic Engineer

City of Carson
Finance Department
701 E. Carson Street
Carson, CA 90745
Attn: Lorraine Oten

City of Carson
Public Works Department
701 E. Carson Street
Carson, CA 90745
Attn: George Schultz

City of Carson
Parks and Recreation Department
701 E. Carson Street
Carson, CA 90745
Attn: Tuto Iglesias

City of Carson
Public Safety
701 E. Carson Street
Carson, CA 90745
Attn: Allen Mitchell

Others

City of Los Angeles Department of Water and Power
Chief Real Estate Officer, Room 1203
P.O. Box 111
Los Angeles, CA 90051
Attn: Ted McGillis

Southern California Gas Company
1600 Corporate Center Drive
Monterey Park, CA 91754
Attn: Albert Stone

University of California Los Angeles
Institute of Archaeology
Archaeological Information Center
405 Hillgard Avenue
Los Angeles, CA 90024-1510
Attn Dr. Bruce Love

Pacific Bell
19310 Pacific Gateway Drive, Room 200
Torrance, CA 90502
Attn: Susie Jenkins

Los Angeles Unified School District
1425 South San Pedro Street
Los Angeles, CA 90015
Attn: Elizabeth Harris

Compton Unified School District
704 South Tamarind Avenue
Compton, CA 90220
Attn: Gene Parks

Southern California Edison Co.
P.O. Box 4699
Compton, CA 90224
Attn: Brian Sisco, Service Planner

Southern California Association of Governments
818 West Seventh Street, 12th Floor
Los Angeles, CA 90017
Attn: Anne Baker

Operations Manager
Dominguez Water Corporation
P.O. Box 9351
Long Beach, CA 90810
Attn: Joe Demerssman

City of Long Beach
Building and Planning Department, 4th Floor
333 West Ocean Boulevard
Long Beach, CA 90802
Attn: Ray Liddicoat

City of Los Angeles
Planning Department
200 North Spring Street
Los Angeles CA 92633
Attn: Kenneth Topping

Southern California Edison Co.
100 Long Beach Boulevard
Long Beach, CA 90802
Attn: Dennis G. Bazant

South Coast Air Quality Management Agency
Planning Department
9150 Flair Drive
El Monte, CA 91731

City of Compton
Planning Department
205 South Willowbrook Avenue
Compton, CA 90220
Attn: Jerry Bergelson

City of Torrance
Planning Department
3031 Torrance Boulevard
Torrance, CA 90509-2970
Attn: David Ferren

GOVERNOR'S OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET
SACRAMENTO, CA 95814



DATE: Apr 30, 1992

TO: Reviewing Agency

RE: CITY OF CARSON'S NOP for
GOLDEN EAGLE SPECIFIC PLAN 3-90
SCH # 90010838

Attached for your comment is the CITY OF CARSON'S Notice of Preparation of a draft Environmental Impact Report (EIR) for the GOLDEN EAGLE SPECIFIC PLAN 3-90.

Responsible agencies must transmit their concerns and comments on the scope and content of the EIR, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of this notice. We encourage commenting agencies to respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

LANCE BURKHOLDER
CITY OF CARSON
701 EAST CARSON STREET
CARSON, CA 90749

with a copy to the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the review process, call Tom Loftus at (916) 445-0613.

Sincerely,

A handwritten signature in cursive script that reads "Christine Kinne".

Christine Kinne
Acting Deputy Director, Permit Assistance

Attachments

cc: Lead Agency

NOP Distribution List

S = sent by lead agency
X = sent by SCH

Substance Agency

Karen Ogle
Dept. of Boating & Waterways
1620 S Street
Sacramento, CA 95814
916/445-4381

Gary L. Hefner
California Coastal Commission
604 Howard Street, 4th Floor
San Francisco, CA 94102
415/443-8233

Reed Holliman
State Coastal Community
1150 Broadway, Suite 1800
Oakland, CA 94612
415/444-8821

Brenda Ortynd
Dept. of Conservation
1416 Ninth Street, Room 1326-3
Sacramento, CA 95814
916/222-5873

Dir. of Marine and Geology
Dir. of O&G and Geology
1 and Devereux Project Walk

Douglas Wilkerson
Dept. of Forestry
1416 Ninth Street, Room 1316-2
Sacramento, CA 95814
916/222-6128

Bruce Kretschberg
Office of Wildlife Preservation
P.O. Box 940785
Sacramento, CA 95284-0785
916/222-9401

Milton Deigh
Dept. of Parks and Recreation
P.O. Box 942826
Sacramento, CA 95284-0826
916/222-6421

Annan Loren Swanson
Recreation Board
1416 Ninth Street, Room 705
Sacramento, CA 95814
916/222-3160

Sherry Whelan
S.F. Bay Commission & Dept. of Ocean
28 Van Ness Avenue, Room 2811
San Francisco, CA 94102
415/337-3366

Frank Clayton
Dept. of Water Resources
1416 Ninth Street, Room 215-4
Sacramento, CA 95814
916/445-3466

Gary Pacey, Regional Manager
Department of Fish and Game
605 Locust
Redding, CA 96084
916/225-2100 (R-472)

Jim MacFarland, Regional Manager
Department of Fish and Game
1781 Highway Blvd, Suite A
Rancho Cordova, CA 95670
916/735-8922 (R-430)

B. Bunker, Regional Manager
Department of Fish and Game
P.O. Box 47
Yuba City, CA 94299
707/944-5316

Q. Rubin, Regional Manager
Department of Fish and Game
1234 E. San Jose Avenue
Fresno, CA 93710
209/222-3781 (R-421)

Fred A. Wrentham, Jr., Reg. Manager
Department of Fish and Game
359 Golden Street, Suite 20
Long Beach, CA 90802
213/296-5113 (R-633)

Independent Organizations
John R. Neff
California Energy Commission
1306 Plush Street, 4th-15
Sacramento, CA 95810
916/222-9180

William A. Johnson
North American Marine Claims
915 Capital Mall, Room 201
Sacramento, CA 95810
916/222-7771

George Ehrlich
Public Utilities Commission
205 Van Ness Avenue
San Francisco, CA 94102
415/337-1373 (R-587)

Ted Pridemore
State Lands Commission
207 - 13th Street
Sacramento, CA 95814
916/222-7813

Sherry Howard
California - Division of Assessment
P.O. Box 942274
Sacramento, CA 95284-0284
916/222-1833

Sgt. Jim Woodall
California Highway Patrol
Leroy Rango Training Station
Planning and Analysis Division
2323 Pine Avenue
Sacramento, CA 95806
916/445-4181

George Smith
California - Planning
P.O. Box 942870
Sacramento, CA 95284-0870
916/445-3770

Jo Swartzel
California, District 1
1656 Union Street
Eureka, CA 95801
707/445-6671 (R-518)

Kirk Kuba Gallagher
California, District 2
1687 Riverside Drive
Redding, CA 96001
916/225-3259 (R-442)

Brian J. Smith
California, District 3
709 B Street
Marysville, CA 95901
916/741-4277 (R-437)

Wade Green
California, District 4
P.O. Box 7150
San Francisco, CA 94128
415/537-9162 (R-587)

Jerry Loomer
California, District 5
P.O. Box 8114
San Luis Obispo, CA 93088-8114
805/49-3181 (R-628)

Loren Fehrstedt
California, District 6
P.O. Box 1848
Fresno, CA 93716
209/276-5918 (R-422)

Gary McSwain
California, District 7
129 South Spide Street
Los Angeles, CA 90012
213/238-2376 (R-646)

Sherry Sawyer
California, District 8
207 West Third Street
San Bernardino, CA 92402
714/251-4881 (R-678)

Andy Zollman
California, District 9
300 South Main Street
Bishop, CA 93316
618/877-0693 (R-677)

Al Johnson
California, District 10
P.O. Box 2068
Redding, CA 96001
209/248-7218 (R-423)

Jim Chubb
California, District 11
P.O. Box 2506
Redding, CA 96001
916/237-6733 (R-681)

Chuck Hanson
California, District 12
2581 Nimbus St.
Bakersfield, CA 93311
714/734-2851 (R-675)

Yvonne Corralba
Dept. of Food and Agriculture
1120 N Street, Room 184
Sacramento, CA 95814
916/222-3227

Health & Welfare
Key To
Dept. of Health
214 P Street, Room 2233
Sacramento, CA 95806
916/222-4113

State and Consumer Services
Robert Shopp
Dept. of General Services
408 P Street, Suite 2488
Sacramento, CA 95814
916/224-0214

Environmental Affairs
Bob Fletcher
Air Resources Board
1102 Q Street
Sacramento, CA 95814
916/222-5287

Juana B. Infante
CAL Water Management Board
1000 Ninth Street, Room 300
Sacramento, CA 95814
916/222-6854

State Water Resources Control Board
Allen Peltzer
State Water Resources Control Board
Division of Land & Ocean
P.O. Box 942012
Sacramento, CA 95244-2012
916/222-4114

Steve Deinger
State Water Resources Control Board
Delta Unit
P.O. Box 2028
Sacramento, CA 95816
916/222-9979

Ed Arden
State Water Resources Control Board
Division of Water Quality
P.O. Box 89
Sacramento, CA 95801
916/445-3051

John Fisher Smith
State Water Resources Control Board
Division of Water Rights
908 P Street
Sacramento, CA 95814
916/222-3028

Sacramento
SANTA COAST

OTHERS

OTHERS

OTHERS

OTHERS

The Gas Company

May 5, 1992



City of Carson
701 East Carson Street
Carson, CA 90749

Attention: Lance Burkholder, Associate Planner

Reference: Project Title: Golden Eagle Specific Plan EIR SCH #90010838
in the City of Carson

Dear Mr. Burkholder:

The following is in response to your April 13, 1991, letter requesting information relative to an Environmental Impact Report on the proposed development of the 76 acre parcel at the southeast corner of Torrance Boulevard and Figueroa Street, east of Harbor Freeway (SR-11-).

Within the areas of interest and responsibilities of the Southern California Gas Company, we find the proposed development reasonable and acceptable.

This letter is not to be interpreted as a contractual commitment to serve the subject development, but only as an information service. Its intent is to notify you that the proposed project can be served from existing mains in the area. This can be done without any major impact on overall system capacity, service to existing customers, or the environment.

Average consumption is estimated at 1095 therms per year per single family dwelling unit. This estimate is based on past system averages and does not encompass the possible effect of the State's new insulating requirements and consumers' efforts towards energy conservation. Industrial or commercial customers' loads vary with types of equipment used. The availability of natural gas service, as set forth in this letter is based upon present conditions of gas supply and regulatory policies. As a public utility, Southern California Gas Company is under the jurisdiction of the California Public Utilities Commission. We can also be affected by actions of federal regulatory agencies. Should these agencies take any action which effects gas supply or the condition under which service is available, gas service will be provided in accordance with the revised condition.

We have developed several programs which are available, upon request, to provide assistance in selecting the most effective applications of energy conservation techniques for a particular project. If you desire further information on any of our energy conservation programs, please call (213) 881-8216.

Sincerely,

Richard Garcia
Technical Supervisor
Central Division

KS/nac

cc: A. Arras
K. Steelman
File

A-20

Southern California
Gas Company
1600 Corporate Center
Monterey Park, CA
Mailing Address:
Box 2031
Monterey Park, CA
91754-8931
tel 213 260-7789



Ken Steelman
Southern California Gas Company

QUESTIONNAIRE

1. Are the existing lines in the project vicinity adequate to service the proposed project? Where are they located? (Please use the attached map (Figure 2) to identify the locations). Ours existing natural gas main with in the project area will be adequate to serve your proposed project. We have a 8" high pressure main located 24' S/N Pl. of Torrance Blvd. In Main Street a 4" medium pressure main located 19' W/E Pl.
2. What are the average consumption rates for natural gas usage based on the proposed land uses for the project? Please explain how you determine service demands.
In order to answer the above question we would need the following information, load, type of equipment, hours of usage, estimated projected date to come come up with an average consumption rate.
3. Will the proposed project create a need for the expansion or relocation of existing facilities? NO
4. Will the implementation of the proposed project impact your facilities on or near the project site. NO
5. What mitigation measures can you recommend for mitigating project impacts that can be incorporated into the proposed project?
Within the area of interest and responsibilities of the Gas Company, we find the proposed development reasonable and acceptable.

cc: H.L. Johnson
File

DOMINGUEZ
WATER
CORPORATION



April 22, 1992

21718 SOUTH ALAMEDA STREET
LONG BEACH, CALIFORNIA 90810
(213) 775-2301 - 834-2625

Ms. Lynelle Scheid
Environmental Analyst
The Planning Center
1300 Dove Street
Newport Beach, CA 92660

Re: Golden Eagle Specific Plan

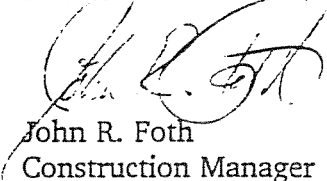
Dear Ms. Scheid:

Enclosed are the index maps that cover the former Golden Eagle Property. You should be able to obtain all the information you need relative to the existing mains, etc. I also enclosed some conservation literature that may be of interest or assistance to you.

If you have any questions or need additional information, please call.

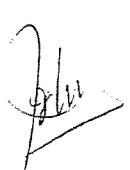
Very truly yours,

DOMINGUEZ WATER CORPORATION


John R. Foth
Construction Manager

JRF/bim

Enclosures

*The conservation literature will
be sent later.*




LAURA HOLDENWHITE

~~Susie Jenkins~~, Engineer
Pacific Bell

QUESTIONNAIRE

1. What types of services do you currently provide to the project site? Please list the names, locations, capacity and level of current operation of existing facilities that may serve the project site.

NONE

2. Does Pacific Bell have any current plans for the expansion of existing facilities that may serve the proposed project site.

WE MUST HAVE FINAL PROJECT PLANS
BEFORE WE MAKE PLANS

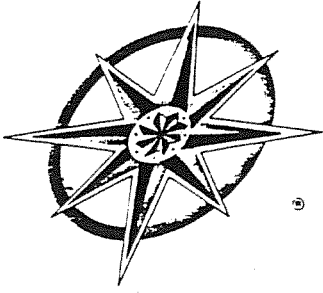
3. Will the proposed project create a need for the expansion of existing facilities? Please give a brief description of anticipated needs.

YES, WE WILL EXPAND FROM NONE
TO SOMETHING DEPENDING ON YOUR PLANS

4. What mitigation measures can you recommend for mitigation project impacts that may be incorporated into the project?

NONE

APR 23 1992



Western Waste Industries

CORPORATE OFFICES

April 22, 1992

Lynelle Scheid
The Planning Center
1300 Dove Street
Suite 100
Newport Beach, CA 92660

Dear Ms. Scheid,

This is in answer to your letter of April 17, 1992, regarding preparation of an Environmental Impact Report for the Golden Eagle Center Specific Plan.

Western Waste Industries has an exclusive contract to haul all solid wasted within the City of Carson from residential, commercial and industrial establishments. Our largest operational facility is also located within the City of Carson at Wilmington and 213th Street.

This is a full service yard with customer service, maintenance, sales and accounting. From this yard there would be absolutely no problem to service your planned project.

In addition, just one-half mile due north we own and operate the largest transfer station in the south bay area that is capable of handling up to 2600 tons a day. All waste collected in Carson is taken to this facility then transformed by large street legal trailers to the County of Los Angeles and private landfills in the County.

Western Waste also owns and operates with the County of Riverside a major landfill just off highway 91 south on highway 74. This project has an anticipated life of over 60 years.

As for the generation rates for the site, we believe they would be fairly low because the major use is daytime office R&D.

We can see no adverse impact on the level of solid waste services that would be needed for this project.

There is no mitigating measures necessary to provide solid waste services including recycling services as required by the City, County and State.

Sincerely,

William Goehke
Vice President, Contract Administration

WG:mjl

cc: Ralph Tufenkian, V.P. Corp. Projects

(310) 329-1425

1125 W. 190th Street, Suite 100, Gardena, CA 90248-4336

FAX: (310) 715-6633

RECYCLED PAPER

A-24

CALIFORNIA INTEGRATED WASTE MANAGEMENT BOARD8900 Cal Center Drive
Sacramento, California 95826

Lance Burkholder
City of Carson
701 East Carson Street
Carson, CA 90749

June 4, 1992

Tom Loftus
State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

Subject: SCH # 90010838, Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) on the Golden Eagle Specific Plan 3-90 for the City of Carson, Los Angeles County.

Dear Mr. Burkholder:

California Integrated Waste Management Board (CIWMB) staff have reviewed the NOP for the document cited above and offer the following comments:

PROJECT DESCRIPTION

The project proposes the redevelopment of a 76-acre parcel that was formally a refinery site into a mixed use development for hotel, retail/commercial, office, R & D, and light industrial land uses.

GENERAL COMMENTS

In consideration of the California Environmental Quality Act (CEQA) section 15205(c) CIWMB staff will focus comments on specific issues involving waste generation and disposal.

In order to help decision-makers 1) identify potential impacts from construction and demolition projects, 2) determine whether any such impacts are significant, and 3) ascertain whether significant impacts can be mitigated to a level of insignificance, CIWMB staff request that the Draft Environmental Impact Report (DEIR) include the following information:

- A.) Identification of the final disposal site(s) for the project's anticipated waste generation.

page two
SCH# 90010838
City of Carson

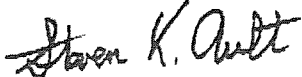
- B.) Identification of the anticipated types and quantities of solid wastes to be generated upon implementation of the project; both during construction phases and at the project's completion, including additional sewage sludge generated, which would require landfilling.
- C.) Identification of the potential impacts of these quantities on remaining landfill capacities and the calculated site-life associated thereof.

New industrial and commercial developments increase the amount of waste being sent to landfills. To minimize the amount of solid waste going into landfills, CIWMB staff suggest that the following potential diversion measures be considered in the DEIR:

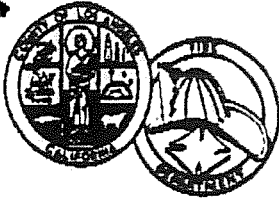
- A.) Provide information to the industrial and commercial sectors about the recycling services in the development area. Identify buy back centers and possible markets for recyclables in the area. Suggest to industries and businesses that they recycle glass, metal, paper, cardboard, and other materials to the maximum extent feasible.
- B.) Promote the use of insulation and other products made of recycled materials in the construction of development structures.
- C.) Promote the inclusion of storage areas for recyclable materials into the design of the commercial developments.
- D.) Suggest to businesses that they utilize products made from recycled materials to the maximum extent possible.
- E.) Implementation of appropriate recycling programs in the industrial and commercial development areas.

Board staff appreciate the opportunity to comment on the project in the early planning phase. If you have any questions regarding these comments, please contact David Gonzalez of my staff at (916) 255-2336.

Sincerely,



Steven K. Ault, Senior Waste Management Specialist
Waste Generation Analysis and
Environmental Review Branch



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

(213) 881-2481

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

June 2, 1992

Mr. Lance Burkholder, Associate Planner
City of Carson
701 West Carson Street
Carson, CA 90749

Dear Mr. Burkholder:

**SUBJECT: ENVIRONMENTAL IMPACT REPORT FOR -- CITY OF CARSON
GOLDEN EAGLE CENTER SPECIFIC PLAN (76 ACRES)
SCH #90010838**

Our evaluation of the impact on fire protection and paramedic service for the proposed development is based on the current level of service available within the general area. With this in mind, additional manpower and equipment may be required as the need arises.

FIRE PROTECTION AND EMERGENCY MEDICAL SERVICE AVAILABILITY

The subject development will receive fire protection and paramedic service from the County of Los Angeles Fire Department. Fire Station #36, located at 127 West 223rd Street, Carson, CA 90745 is the jurisdictional engine company for this property.

| EQUIPMENT | DISTANCE/MILES* | TIME/MINUTES | PERSONNEL |
|--------------------|-----------------|--------------|-----------|
| Engine 36 | 1.25 | 2.1 | 4 |
| Engine 236 | 1.25 | 2.1 | 2 |
| Engine 116 | 2.50 | 4.3 | 3 |
| Truck 36 | 1.25 | 2.1 | 4 |
| Paramedic Squad 36 | 1.25 | 2.1 | 2 |

*Mileage calculated to the intersection of Torrance and Main.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELLFLOWER
BELL GARDENS
BRADBURY

CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
CUDAHY
DIAMOND BAR
DUARTE

GLENDORA
HAWAIIAN GARDENS
HIDDEN HILLS
HUNTINGTON PARK
INDUSTRY
IRWINDALE
LA CANADA FLINTRIDGE
LAKEWOOD

LA MIRADA
LANCASTER
LA PUENTE
LAWNSDALE
LOMITA
MALIBU
MAYWOOD
NORWALK

PALMDALE
PALOS VERDES ESTATES
PARAMOUNT
PICO RIVERA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD

SAN DIMAS
SANTA CLARITA
SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD

WESTLAKE VILLAGE
WHITTIER

Mr. Lance Burkholder, Associate Planner
June 2, 1992
Page 2

PROJECT IMPACT ON SERVICES

Fire protection serving the area appears to be adequate for the existing development/land use; however, limited tax revenues have created uncertainties as to whether the Fire Department will be able to continue current levels of service. Each additional development creates greater demands on existing resources. Consequently, the impact that this project will have on the adequacy of the Fire Department's level of service remains uncertain.

DESIGN AND CONSTRUCTION

The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.

Fire flows of up to 5,000 gallons per minute at 20 pounds per square inch residual pressure for a five-hour duration will be required for this development. Hydrant spacing shall be 300 feet.

Final fire flow will be based on the size of the building, its relationship to other structures and property lines, and the type of construction used.

Additional fire life safety requirements will be addressed at building plan check.

FORESTRY DIVISION

We have reviewed the Notice of Preparation of a Draft Environmental Impact Report for the proposed Golden Eagle Center Specific Plan.

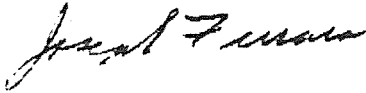
The proposed project is located on the southeast corner of Torrance Boulevard and Figueroa Street, east of the Harbor Freeway, in the City of Carson. The project will not have significant environmental impacts in the areas germane to the statutory responsibilities of the Forestry Division of the Los Angeles County Fire Department.

- Mr. Lance Burkholder, Associate Planner
June 2, 1992
Page 3

If you have additional questions, please feel free to contact
this office at (213) 881-2481.

Very truly yours,

P. MICHAEL FREEMAN



By
JOSEPH FERRARA, CHIEF, FORESTRY DIVISION
PREVENTION BUREAU

JF:jmb



Dana A. Woodbury
Director of Planning

June 3, 1992

Mr. Lance Burkholder
Associate Planner
701 East Carson Street
Carson, CA 90749

Dear Mr. Burkholder:

Re: Draft Environmental Impact Report for the Golden Eagle Specific Plan

The Southern California Rapid Transit District (SCRTD) appreciates the opportunity to comment on the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the proposed Golden Eagle Specific Plan.

SCRTD subscribes to the idea of reducing public dependence on the personal automobile through land use planning, project design standards and traffic mitigation strategies which encourage the use of such transportation alternatives to the single-occupant automobile as transit, ridesharing, biking and walking. We also believe that the solution to the regional traffic problem lies not in trying to accommodate the personal automobile by expanding roadways, but in diverting additional trips to higher capacity modes and avoiding as many vehicle trips as possible.

The ample availability of free parking tends to foster dependence on the personal automobile as well as encourage solo driving. Therefore, SCRTD recommends that the number of parking spaces should not exceed the minimum required under the City's Parking Code. In fact, the City of Carson should consider reducing the number of required parking spaces if the developer makes adequate provisions for alternative transportation modes.

Given the proximity of the project to the Harbor Freeway high occupancy vehicle (HOV) lanes currently under construction, there should be full mitigation of traffic impacts, through means other than increasing roadway capacity. To the extent that this project adds to auto traffic in the area, measures should be incorporated in the project to produce a corresponding traffic reduction in the vicinity. This starts with economic parking management, but also includes a full range of measures which come under the rubric of Transportation Demand Management (TDM).

The environmental review process provides an opportunity to adopt an innovative traffic mitigation program consistent with the current efforts of the South Coast Air Quality Management District and Los Angeles County's Congestion Management Program to reduce auto trips.

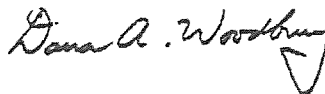
Mr. Lance Burkholder
June 3, 1992
Page 2

The DEIR should include a comprehensive traffic mitigation program designed to achieve full mitigation. Such a program should include specific policies and strategies designed to encourage the use of alternative transportation modes. SCRTD recommends the following strategies, among others:

- Develop specific policies and strategies designed to take advantage of the transit linkage and rideshare opportunities provided by the proximity of the project to the HOV lanes on the Harbor Freeway.
- Institute a TDM program and support employer TDM efforts. Encourage the formation of a Transportation Management Association of employers in the area to coordinate employer TDM activities.
- Implement economic parking management strategies such as shared or "cash-out". A shared parking arrangement enables the project to share parking areas with surrounding office and commercial establishments. Under "cash-out" parking, an employer's cost for providing free parking is "cashed-out" to employees in the form of a transportation allowance. In return employees are charged for on-site parking with employees who rideshare getting free or reduced parking charges.
- Provide on-site amenities and services whenever possible. On-site amenities and services such as restaurants, Automated Teller Machines and postal services offer people who work in the area the opportunity to run errands or go to lunch on foot rather than using their automobiles.
- Provide convenient pedestrian access including wide and well-illuminated sidewalks. These tend to encourage pedestrian activity and promote a sense of security for transit patrons.
- Provide convenient transit amenities such as covered bus shelters set back from the street with benches and adequate lighting.

The SCRTD is willing to cooperate with the City of Carson on any transit related aspects of the project. We look forward to receiving the DEIR when it becomes available. If you need additional information, please contact Joel Woodhull, Planning Manager, at (213) 972-4850.

Sincerely,



Dana A. Woodbury

TO: Community Development Department
Attn: Lance Burkholder

FROM: F. Iglesias, Acting Director
Parks and Recreation Department



SUBJECT: GOLDEN EAGLE SPECIFIC PLAN
EIR SCH #90010838

RECEIVED
APR 29 1992

DATE: April 29, 1992

COMMUNITY DEVELOPMENT
DEPARTMENT

Please be advised that this department has no comments regarding the above subject matter. Any parkway tree requirements will be specified when a building permit is applied for.

~~FI:EF~~:leh

California
Archaeological
Inventory

Regional
Information
Center
Orange
Los Angeles
Venice

Mailing Address: Archaeological Information Center
UCLA Institute of Archaeology
Fowler Museum of Cultural History
Los Angeles, CA 90024-1510
Phone: 213-825-1980 FAX: 213-206-4723

Cultural Resources Records Search
Quick Check

Lead Agency: City of Carson
Permit/Project #: SCH # 90010838 Date: 4-29-92
Case Planner: Donald Condliffe ~~_____~~ USGS Quad: Torrance
Brief Project Description: Golden Eagle Specific Plan

* UCLA ARCHAEOLOGICAL INFORMATION CENTER INITIAL RECORDS SEARCH

/ / The project area has been surveyed by a professional archaeologist and no cultural resources were found.

/ / The project area has been surveyed by a professional archaeologist and cultural resources were found.

~~/ /~~ The project area has not been surveyed by a professional archaeologist but cultural resources are likely to be in the area.

/ / The project area has not been surveyed by a professional archaeologist and cultural resources are not likely to be in the area.

RECOMMENDATIONS

ASAP Then after survey if find something ^{test phase} determine sig + if sig define mitigation preferred avoid #2 excavate #3 cover.

~~/ /~~ A Phase I ** archaeological survey should be done by a professional archaeologist prior to approval of project plans. *may find or however all dist. # C App K!*

/ / A Phase II ** testing program for determination of significance.

/ / A professional archaeologist should be retained to monitor any earth moving operations.

/ / No archaeological work is needed prior to approval of the project plans but a halt-work condition should be in place in the event of cultural resources being discovered during construction.

COMMENTS

Four archaeological sites have been recorded within a 1 mile radius of the property.

* This Quick Check does not cover cultural heritage sites, either listed or pending, such as historic buildings or points of interest.

** Phase I survey and Phase II testing includes a complete records search, field evaluation, and a final report with results and recommendations.

Date Completed: 4-29-92 Signature: Lynn Gamble, Ph.D.
UCLA Staff Archaeologist
(310) 825-1980

Letter attached / /

Los Angeles Unified School District

Business Services Division

WILLIAM R. ANTON
Superintendent of Schools

ROBERT BOOKER
Chief Business & Financial Officer

DAVID W. KOCH
Division Administrator, Business Services

C. DOUGLAS BROWN
Deputy Administrator, Business Services

BOB NICCUM
Director of Facilities Planning &
Real Estate

Environmental Review File
Miscellaneous Responses F

May 28, 1992

Lance Burkholder, Associate Planner
City of Carson
701 East Carson Street
Carson, CA 90749

Dear Mr. Burkholder:

Re: Golden Eagle Specific Plan

Thank you for providing us the opportunity to comment on the scope and content of the draft environmental impact report for the above-referenced project.

There was no specific mention of schools under the Public Services category of the Initial Study. Projections indicate that all District schools will be filled to capacity by the year 1995-96. Thus there may be no room in the area schools to accommodate students which will be generated by this project.

Please make a projection of the number of students that will be indirectly generated by this project. This office can provide you with a formula to do this, based on the number of new employees. Please then comment on the project completion date, on the current and projected capacities and enrollments of schools within the commute shed of the project, and on the number of new classrooms that will be needed to accommodate project-generated students. Attached is information on the current capacities and enrollments of schools in the immediate area.

Please comment on whether the development of this project in an area which may not have adequate school facilities is compatible with the objectives, standards, and criteria of the District or Community Plan. If not, what would need to be done to make it compatible?

In addition, please address the comments which are provided by the District's Environmental Health and Safety Branch, and by the District's Traffic and Safety Education Section. These are attached, and incorporated by reference into this letter.

Mr. Burkholder

- 2 -

May 28, 1992

Please contact June Goldenberg of this office at (213) 742-7581 if we can provide you additional information.

Very truly yours,



Elizabeth J. Harris
California Environmental Quality Act Officer
for the Los Angeles Unified School District

Attachments

c: Mr. Brown
Mr. Niccum
Ms. Wong
Mr. Rector

INTER-OFFICE CORRESPONDENCE
LOS ANGELES UNIFIED SCHOOL DISTRICT

TO: Bob Niccum

Date: May 14, 1992

FROM: Grant Langan

SUBJECT: INFORMATION REQUEST FOR AN ENVIRONMENTAL IMPACT REPORT

Project Name: Golden Eagle Center Specific Plan

Project Description: A mixed-use business park project on 76 acres, including retail commercial, hotel/restaurant/light industrial, and office/research and development.

Project Location: Former Golden Eagle Refinery area, east of the Harbor Freeway, bounded by Torrance Boulevard, Main Street, 212th Street, and Figueroa Street.

The project is served by:

| SCHOOL | GRADES | OPERATING ACCOMMODATION | MULTI-TRACK PROGRAM | SCHOOL CAPPED | 1ST MONTH OCTOBER 5, 1991 ENROLLMENT | |
|---|--------|----------------------------|------------------------|------------------|--|--------|
| | | | | | RESIDENT | ACTUAL |
| Carson Street Elem. 161 E. Carson Street Carson 90745 | K-6 | 1014 | NO | NO | 933 | 933 |
| Number of Portables on site: <u>4</u> | | | | | | |
| Van Deene Avenue Elem. 826 W. Javelin Street Torrance 90502 | K-6 | 679 | NO | NO | 518 | 527 |
| Number of Portables on site: <u>4</u> | | | | | | |
| White Jr. High 22102 S. Figueroa Street Carson 90745 | 7-9 | 1870 | NO | NO | 1651 | 1650 |
| Number of Portables on site: <u>17</u> | | | | | | |
| Carson Sr. High 22328 S. Main Street Carson 90745 | 10-12 | 2706 | NO | NO | 2180 | 2166 |
| Number of Portables on site: <u>10</u> | | | | | | |

Answers to selected other questions follow:

Question 3: The Permits and Student Transfers Office will have that information. Please contact Mr. Dave Bice at (213) 625-6571.

Question 6: There are no new schools planned for the vicinity.

Attached are current boundary descriptions for the schools indicated above.

Please be aware that by the 1995-96 school year, our 5-year enrollment projections indicate that the district as a whole will have reached maximum capacity; any schools with apparent future available space will be filled with pupils from an overcrowded school.

R-3 Enrollment = Number of students enrolled in the district living within the school's attendance area.

C:\wp51\files\Goldec
1b

CARSON STREET
School

LOS ANGELES CITY BOARD OF EDUCATION
EDUCATIONAL HOUSING BRANCH

Service Boundary Description

To The Principal:

The territory described below has been approved by the Superintendent as the district to be served by your school. The description starts at the most northwesterly corner and follows the streets in clockwise order. Unless noted otherwise, the center of the street is the official boundary.

This boundary becomes effective on September 1, 1966
and supersedes boundary description effective September 1, 1963

This is your OFFICIAL COPY and is to be retained in your files until it is superseded.

Signed


Director, Educational Housing Branch

KNOX STREET AND EXTENSION * SAN DIEGO FREEWAY * MAIN STREET (BOTH SIDES TO AMBLER AVENUE SCHOOL) * KNOX STREET EXTENDED * AVALON BOULEVARD * DOMINGUEZ CHANNEL * GRACE AVENUE AND EXTENSION * TWO HUNDRED TWENTIETH STREET * MAIN STREET (BOTH SIDES) * CARSON STREET * FIGUEROA STREET * DOMINGUEZ STREET EXTENDED * MAIN STREET * DEL AMO BOULEVARD * VERMONT AVENUE.

VAN DEENE AVENUE
School

LOS ANGELES CITY BOARD OF EDUCATION
EDUCATIONAL HOUSING BRANCH

Service Boundary Description

To The Principal:

The territory described below has been approved by the Superintendent as the district to be served by your school. The description starts at the most northwesterly corner and follows the streets in clockwise order. Unless noted otherwise, the center of the street is the official boundary.

This boundary becomes effective on September 1, 1966
and supersedes boundary description effective September 1, 1960 (First Revision)

This is your OFFICIAL COPY and is to be retained in your files until it is superseded.

Signed: 
Director, Educational Housing Branch

DEL AMO BOULEVARD * MAIN STREET * DOMINGUEZ STREET EXTENDED *
FIGUEROA STREET * CARSON STREET * VERMONT AVENUE * TWO HUNDRED
FOURTEENTH STREET (BOTH SIDES) * JAFFREY AVENUE (BOTH SIDES)
AND EXTENSION * FLOOD CONTROL CHANNEL * ROYAL BOULEVARD AND
EXTENSION * TWO HUNDRED TWELFTH STREET (BOTH SIDES) *
NORMANDIE AVENUE.

4.

LOS ANGELES UNIFIED SCHOOL DISTRICT
Building Services Division

LOC. CODE: 8487

SUBJECT: NEW SERVICE BOUNDARY DESCRIPTION FOR WHITE JUNIOR HIGH SCHOOL
EFFECTIVE AUGUST 4, 1989

The area described below has been approved by the superintendent as the attendance area served by the above mentioned school. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This is an official copy for your file.

This service area supersedes boundary effective June 8, 1987

WHITE JUNIOR HIGH SCHOOL

(GRADES 7-9)

190TH STREET * HARBOR FREEWAY * SAN DIEGO FREEWAY * LOS ANGELES COUNTY FLOOD CONTROL CHANNEL * DOLORES STREET AND EXTENSION * 231ST STREET AND EXTENSION (BOTH SIDES EXCLUDED INCLUDING 23101 DOLORES STREET) * MAIN STREET * SEPULVEDA BOULEVARD * NORMANDIE AVENUE * LOS ANGELES COUNTY FLOOD CONTROL CHANNEL * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY * FRANCISCO STREET EXTENDED * NORMANDIE AVENUE.

OPTIONAL: CARNEGIE, WHITE, AND WILMINGTON JUNIOR HIGH SCHOOLS

(THIS OPTION DEPENDANT ON SPACE AVAILABLE AT WILMINGTON JUNIOR HIGH SCHOOL.)

(GRADES 7-9)

TWO-HUNDRED THIRTY-FIRST STREET AND EXTENSION (BOTH SIDES INCLUDING 23100 DOLORES STREET) * BAYPORT STREET (BOTH SIDES) * AVALON BOULEVARD * SEPULVEDA BOULEVARD * MAIN STREET.

For assistance, please call Demographic and Boundary Section, Building Services Division, at 742-7596

APPROVED: BONNIE R. JAMES, Division Administrator, Building Services Division

DISTRIBUTION: School Demographic and Boundary Section
Heritage School School Traffic and Safety Education Section
Pupil Statistics Department of Transportation, City of L.A.
Transportation Branch A-40

CARSON HIGH
School

LOS ANGELES CITY BOARD OF EDUCATION
EDUCATIONAL HOUSING BRANCH
Service Boundary Description

To The Principal:

The territory described below has been approved by the Superintendent as the district to be served by your school. The description starts at the most northwesterly corner and follows the streets in clockwise order. Unless noted otherwise, the center of the street is the official boundary.

This boundary becomes effective on September 1, 1970
and supersedes boundary description effective February 1, 1965 (Clarified 9-4-68)

This is your OFFICIAL COPY and is to be retained in your files until it is superseded.

Signed *Alan P. Smith*
Deputy Director, Educational Housing Branch

VICTORIA STREET * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY * CENTRAL
AVENUE * TURMONT STREET (BOTH SIDES) * AVALON BOULEVARD * SAN DIEGO
FREEWAY * LUCERNE STREET AND EXTENSION (BOTH SIDES) * WATSONCENTER ROAD *
LOS ANGELES CITY DEPARTMENT OF WATER AND POWER RIGHT-OF-WAY * SEPULVEDA
BOULEVARD * VERMONT AVENUE * FRANCISCO STREET AND EXTENSION * MAIN STREET.

NOTES ON THE EIR STUDY OF THE "PLANNING CENTER"
THE GOLDEN EAGLE CENTER SPECIFIC PLAN EIR

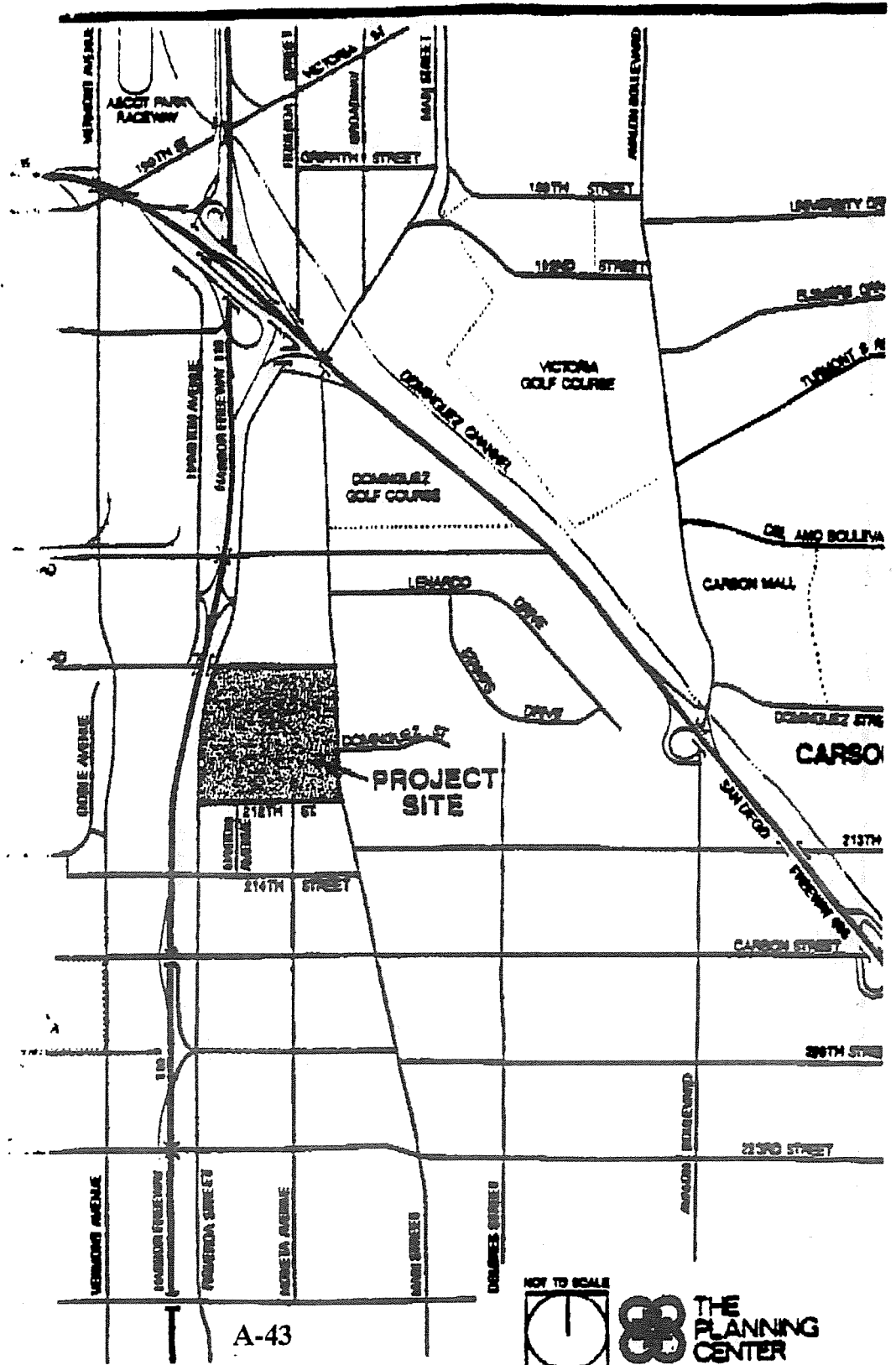
5-5-92

PREPARED BY DON RECTOR

ATTENTION JUNE GOLDENBERG, REALITY AGENT, REAL ESTATE BRANCH

A study had been completed by staff of the School Traffic and Safety Education Section. The following impacts of the project must be considered and mitigated in some manner.

1. Traffic volume will be increased during construction and after completion of the center. Provision must be made for control of this increase in order to protect Carson and Bonita Elementary Schools below the project; Ambler and Town Ave. Elementary Schools to the right of the project on the map and Carnegie and White Junior (Middle) High Schools; as well as Carson Senior High.
2. Movement of construction vehicles and later service vehicles must be done on nearby streets in a manner that will not adversely impact the safety of the schools.
3. Hazardous material and construction supply monitoring must take place to prevent any toxic spills or leaks into this area which already has a surplus of refineries and other plants or storage facilities that have potential risk to the schools and the communities. Accidental damage to the many existing utilities or pipelines could be hazardous, and needs to be addressed. The safety of the students must be considered and past experience in the same general area has demonstrated how quickly things can get out of hand.
4. If traffic flows increase at any time to the point of warranting new signals or crossing guards for student safety, the cost should be all or partially borne by the developer since local government agencies are experiencing budget shortfalls and have no means of keeping pace with growing needs generated by outside forces.
5. The nature of the development will determine the hours of impact upon the schools. If there is in and out traffic and 24 hour movement of business or clients to the center the necessary security, traffic and parking control must be provided to avoid impacting the schools and community in the surrounding area, directly or indirectly.
6. Since school buses serve each school in the area, a review should be made of how the construction and operation stages of the center could impact regular bus routes and emergency evacuations as well.
7. The school district will depend heavily on the professional judgement of officials of the City of Carson, and The County Fire and Sheriff Departments contracted by the City, for careful scrutiny of this EIR.

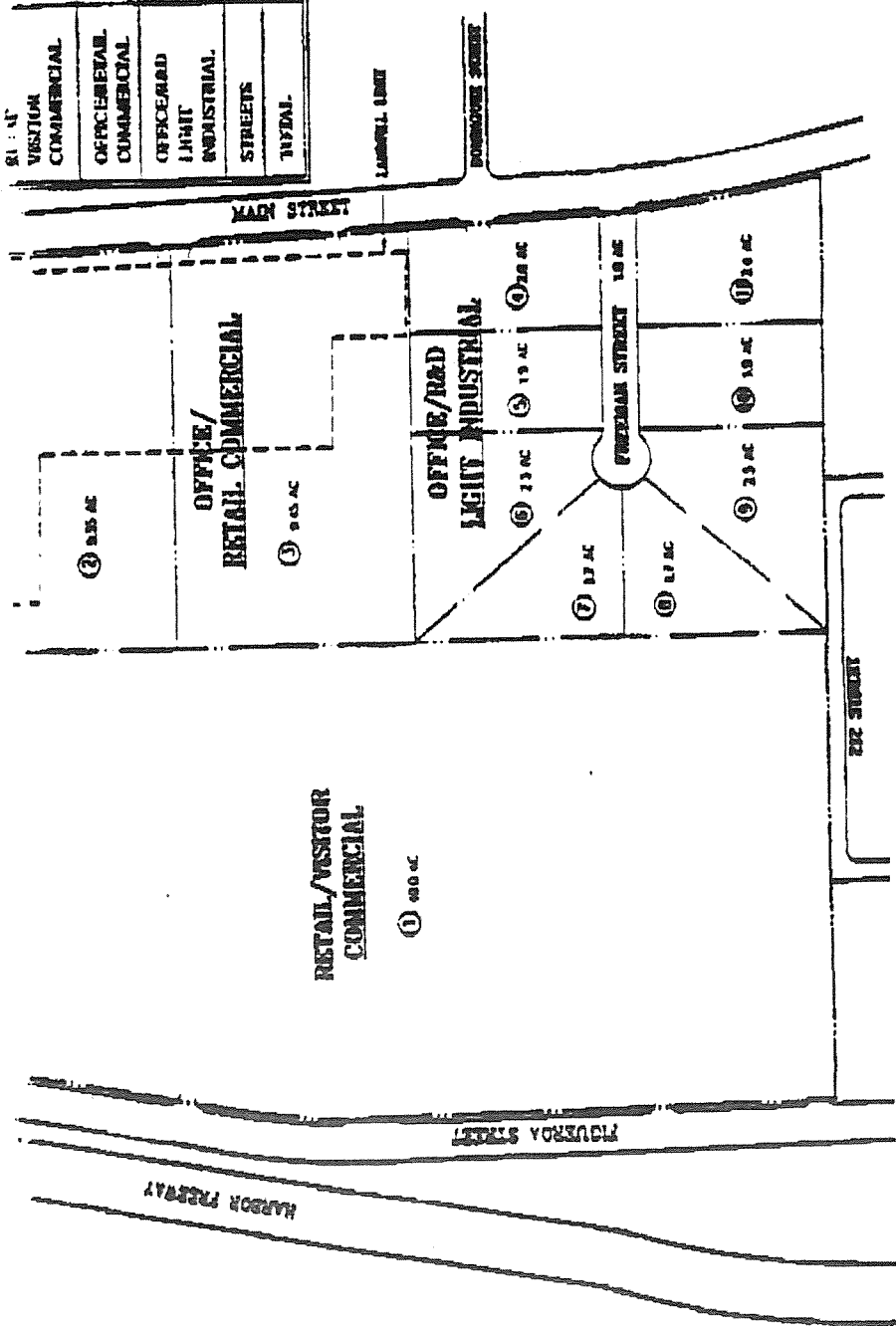


8.

A-43

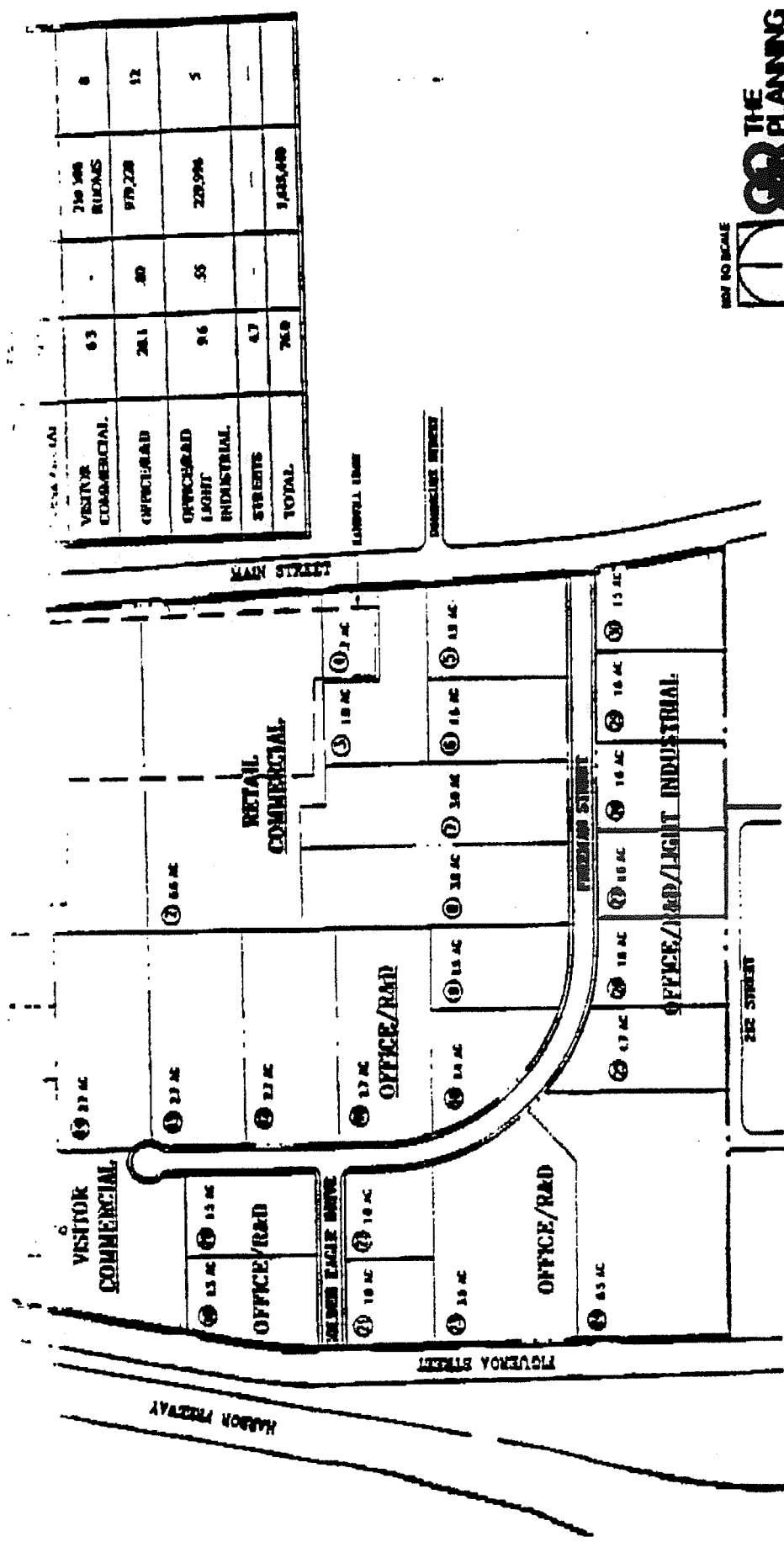


| SI : 1' | AREA | PERCENTAGE | PERCENTAGE | PERCENTAGE |
|--------------------------------|------|------------|------------|------------|
| VISION COMMERCIAL | 10.0 | 35 | 206,624 | 6 |
| OFFICE/RETAIL COMMERCIAL | 16.7 | 55 | 308,179 | 6 |
| OFFICE/RETAIL LIGHT INDUSTRIAL | 1.0 | - | - | - |
| TOTAL | 27.7 | - | 514,803 | - |



Golden Eagle Center Specific PA

A vertical column of 11 empty rectangular boxes, likely for recording data or signatures.



| USE | ACREAGE | PERCENT | NUMBER OF BLDGS | TOTAL |
|-------------------------|---------|---------|-----------------|-------|
| VISITOR COMMERCIAL | 63 | | 0 | |
| OFFICE/R&D | 281 | 80 | 12 | |
| OFFICE/LIGHT INDUSTRIAL | 96 | 55 | 5 | |
| STREETS | 43 | | | |
| TOTAL | 783 | | 1,435,440 | |



Golden Eagle Center Specific Plan EIR Figure 3

INTER-OFFICE CORRESPONDENCE
LOS ANGELES UNIFIED SCHOOL DISTRICT

TO: J. Michael DeLuca, Deputy Director
Facilities and Real Estate Branch

Date
May 27, 1992

FROM: Susie Wong, Director
Environmental Health and Safety Branch

SUBJECT: GOLDEN EAGLE SPECIFIC PLAN

As requested in your memorandum dated May 8, 1992, the Environmental Health and Safety Branch (EHSB) has reviewed the Notice of Preparation for the Golden Eagle Specific Plan and we have the following comments to offer:

1. In order to determine more specific project impacts and appropriate mitigations, it is important that the Environmental Impact Report (EIR) specify the types of light industry, research and development that will be permitted at this site.
2. The EIR should indicate the fate of lead contaminated soils. If the lead contaminated soils will be backfilled and capped on site, the EIR should note if a deed restriction will be placed on the property.
3. Air Quality impacts resulting from any and all remediation systems should be included in the EIR.
4. The Air Quality Section should indicate specific impacts on sensitive receptors (i.e. schools).
5. The Noise Section should evaluate and discuss noise impacts on adjacent schools. Baseline noise levels for Carson School and Van Deene School should be included.

Please include these comments in your response to the City of Carson.

If you have any questions, please call me at (213) 742-7371.

SW:RM:cm

C: E. Harris
R. McGlohen

11.