



CITY OF CARSON

PLANNING COMMISSION AND ENVIRONMENTAL COMMISSION STAFF REPORT

NEW BUSINESS DISCUSION: March 12, 2014

SUBJECT: Shell Carson Revitalization Project (CRP) Draft
Environmental Impact Report (EIR)

APPLICANT: Shell Oil Products US
Attention: Mat Melendez
20945 S. Wilmington Avenue
Carson, CA 90810

REQUEST: Joint workshop of the Planning Commission and
Environmental Commission to receive comments on the
Shell CRP Draft EIR during the 45-day comment period
ending March 26, 2014. The Shell CRP Specific Plan
provides land use and infrastructure planning for the
revitalization of the 448-acre project site, including
development of retail, industrial, and business park uses,
expansion of the existing distribution facility storage and
loading capacity, and the potential development of a future
municipal service yard for the City.

PROPERTY INVOLVED: 20945 S. Wilmington Avenue

COMMISSION ACTION

☐ Concurred with staff

☐ Did not concur with staff

☐ Other

COMMISSIONERS' VOTE

<u>AYE</u>	<u>NO</u>		<u>AYE</u>	<u>NO</u>	
		Chairman Faletogo			Gordon
		Vice-Chair Verrett			Piñon
		Brimmer			Saenz
		Diaz			Schaefer
		Goolsby			

Item No. 9A

I. Introduction

The applicant, Shell Oil Products US, is proposing the Shell Carson Revitalization Project (CRP) Specific Plan for revitalization of the 448-acre project site. The Specific Plan provides land use and infrastructure planning for the East and West Distribution Facilities as well as six Revitalization Areas within the project site. The project site currently has buildings of various sizes totaling approximately 160,000 square feet (sf). These existing buildings are used for packaging and distribution, maintenance, facility control, and offices. The Specific Plan includes up to an additional 1,663,000 sf of buildings for a total (existing and proposed) of 1,823,000 sf. The 1,663,000 sf of new buildings include 83,000 sf of retail and 1,580,000 sf of mixed industrial and business park uses. The expansion of storage and loading capacity is proposed to occur in the West Distribution Facility. The East Distribution Facility storage and loading capacity remains substantially unchanged but the utilization of that capacity will change. The railroad tracks associated with the East Distribution Facility continue to function as before but may include the realignment of a portion of the westerly spur to eliminate crossing the proposed extension of Tajauta Avenue into the project site and for operational flexibility. Infrastructure and support uses for the proposed Specific Plan include stormwater basins and water quality areas, buffer areas, a railroad yard, public access road easements, and open storage for equipment and materials.

In accordance with California Public Resource Code Section 21002.1, the City has prepared the Draft EIR for the following purposes:

- To inform the general public, the local community, responsible and interested public agencies, the decision making bodies, and other organizations, entities, and interested persons of the scope of the proposed project, its potential environmental effects, possible measures to reduce potentially significant environmental impacts, and alternatives that could reduce or avoid the significant effects of the proposed project;
- To enable the City to consider environmental consequences when considering approval of the proposed project; and
- To satisfy the substantive and procedural requirements of CEQA.

The California Environmental Quality Act (CEQA) Guidelines Section 15087 require a 45-day public review period of the Draft EIR for the Shell CRP Specific Plan. The Draft EIR was released for public review on February 10, 2014, and the review period ends on March 26, 2014. Afterwards, all comments received will be included and addressed in the Final EIR to be considered by the Planning Commission at a future public hearing.

The intended use of the EIR is to assist the City of Carson in making decisions with regard to the Shell CRP Specific Plan. The EIR is also intended to cover all

State, regional, and local governmental discretionary approvals that may be required to construct or implement the Shell CRP Specific Plan. The purpose of this meeting is introduce the proposed project to the commissions and receive public comments on the Draft EIR.

It should be noted that the Draft EIR analyzes the proposed project in two categories: program-level analysis and project-level analysis. The program-level analysis looks at complete development of the Shell CRP Specific Plan over a long-term, 20-30 year period. The project-level analysis takes into account the first phase of development over a 5-7 year period. The project-level analysis presents immediate impacts that are more likely to occur compared to later phases that are speculative in nature and based on market demand.

II. Background

Location

The 448-acre project site is the existing Shell Carson Distribution Facility located at 20945 South Wilmington Avenue. The site is located approximately 1 mile west of the Alameda Corridor, approximately 10 miles north of the Long Beach and Los Angeles Ports and 16 miles southeast of the Los Angeles International Airport. Regional vehicular access is provided to the site via Interstate 405, which runs southwest of the site, State Route 91 located to the north of the site, and Interstate 710 located to the east of the site. The project site is generally bordered by Del Amo Boulevard to the north, Wilmington Avenue to the east, 213th Street to the south, and Chico Street or Annalee Avenue to the west.

Site History

Historically, the project site has been used for a petroleum refinery, a chemical plant, chemical plant operations, product storage tanks, facility offices and maintenance facilities. Beginning in the early 1990s, the petroleum refinery complex, which had been operating at the site in various forms since the 1920s, was dismantled. The chemical plant which was built in the 1930s was dismantled in 1982.

Current Use

The project site is currently being used for bulk petroleum, chemical and ethanol product storage and distribution, as well as related office and support facilities. The present uses include:

- Approximately 155 acres for product storage tanks and tank service roads;
- 11.2 acres of truck loading lanes and associated circulation 17.7 acres of offices and maintenance facilities; 8.6 acres of distribution warehouse;
- 12.4 acres of electrical substation and pipeline control facilities and manifolds; and
- 50 acres of various Distribution Facility infrastructure/support uses.

The total existing facilities occupy approximately 255 acres. The remaining 193 acres are the location of the former refinery in the northern and northeastern portions of the site and a 40-acre area once used for agricultural purposes in the southern portion.

Surrounding Land Uses

The area of Carson in which the project site lies is primarily and historically industrial, but also includes a mix of residential and other uses. Industrial uses are generally located immediately to the east and west of the site, with more extensive industrial uses also located further north and south of the site within the Alameda Corridor. Additionally, several residential neighborhoods are located directly to the north and south, Mills Park is located to the north of the project site off Central Avenue. Dolphin Park and Del Amo Elementary School are located south and east of the site, just north of 213th Street.

General Plan/Zoning Designations

The project site is zoned Manufacturing, Heavy (MH). The City of Carson General Plan assigns the site into three land use designations: Heavy Industrial (HI), Business Park (BP), and Light Industrial (LI).

III. Analysis

In reviewing the Draft EIR, the Planning Commission and Environmental Commission should focus on the sufficiency of the document in identifying and analyzing the possible impacts of the project on the environment and ways in which the significant effects of the project might be avoided or mitigated. Comments from the Commissioners and interested persons are requested to determine if there are additional specific alternatives or mitigation measures that would provide better ways to avoid or mitigate the significant environmental effects.

Project Impacts

The City has retained Atkins as an environmental consultant to prepare the EIR for the Shell CRP. The proposed project would result in no impacts in the following areas:

- Agriculture and forestry resources
- Mineral resources
- Population and housing
- Recreation

The proposed project would result in less than significant impacts, with or without mitigation measures, in the following areas:

- Visual character and light and glare
- Biological resources
- Cultural resources
- Geology and soils
- Hazards and hazardous materials
- Hydrology and water quality
- Land use and planning
- Construction and operational noise
- Public services
- Utilities and service systems

The proposed project would result in significant and unavoidable adverse impacts, even with implementation of mitigation measures, in the following areas:

- Increased construction and operational air quality
- Operational greenhouse gas emissions
- Operational transportation/traffic

Details of the impacts are discussed in the Draft EIR. Atkins will make a presentation at the workshop to further explain the impacts.

Project Alternatives

Also included in the Draft EIR are a range of reasonable alternatives to the project, including the project location, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives. The alternatives include:

- No project, no development – Retain existing conditions with no further development.
- No project, General Plan consistency – Future development would occur but be consistent with the current General Plan designations for industrial and business park land uses.
- Reduced project alternative – The commercial area would be reduced by approximately half; development at Revitalization Area No. 1 would be eliminated; and truck traffic to the distribution facility would be reduced by 92 trucks per day.
- Solar power land use alternative – Eliminate the extensions of Tajauta Avenue and Dominguez Street into the project site and develop Revitalization Area Nos. 5 and 6 as solar power rather than industrial use.

Approvals Needed

Once the City has certified the EIR, the following approvals for the Shell CRP Specific Plan are needed:

- Adoption of the Shell CRP Specific Plan (SP No. 11) – The City Council has the approving authority after the Planning Commission makes a recommendation. The Specific Plan essentially becomes the zoning for the project site and all development must be consistent with the standards and guidelines found within.
- General Plan Amendment – Land uses proposed in the Specific Plan must be consistent with land use designations found in the General Plan. The City Council has the approving authority after the Planning Commission makes a recommendation.
- Tentative Tract Map No. 71748 – The applicant is requesting a subdivision of the 448-acre project site to create 35 lots in conjunction with the proposed Specific Plan. The map is currently being reviewed by LA County Land Development Division and the City's Engineering Division and will be brought to the Planning Commission for consideration at a later date.
- Development Agreement – The applicant is working with City staff and the City Attorney's office to draft a development agreement between the two parties. The development agreement gives the applicant assurance that development in accordance with the Specific Plan can occur over a given amount of time, and addresses the City's interest in development of a new municipal service yard at the project site, among other deal points. The development agreement must be approved by the City Council.

IV. Environmental Review

Draft Environmental Impact Report SCH No. 2010101015 was prepared to analyze the impacts of Shell CRP Specific Plan. The public review period started on February 10, 2014 and will end March 26, 2014. The City shall evaluate comments on environmental issues received during the public review period and shall prepare a written response. The written response shall describe the disposition of significant environmental issues raised (i.e., revisions to the proposed project to mitigate anticipated impacts or objections). The response to comments may take the form of a revision to the Draft EIR or may be a separate section in the Final EIR. The Final EIR will be prepared and must be certified by the City prior to consideration of approval of the project.

V. Conclusion

The Planning Commission and Environmental Commission are requested to review the Draft EIR for the Shell CRP Specific Plan and provide comments to determine if there are additional, specific alternatives or mitigation measures that would provide better ways to avoid or mitigate the significant environmental effects. Public comments can be made at this meeting or in writing addressed to the Planning Division. Comments on the Draft EIR can be made by the public and government agencies until March 26, 2014.

The Planning Commission and Environmental Commission are not being asked to provide direct comments related to the Shell CRP Specific Plan. The Planning Division will schedule future meetings for consideration of the Final EIR and the proposed project.

VI. Recommendation

That the Planning Commission and Environmental Commission **TAKE** public comments on the Draft EIR.

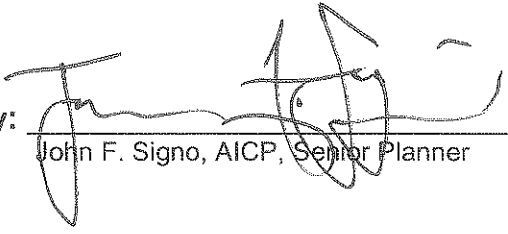
VII. Exhibits

1. Letters received from the public.

Copies of the Draft EIR and Shell CRP Specific Plan were previously distributed to all commissioners. Please bring your copy to the meeting on March 12, 2014.

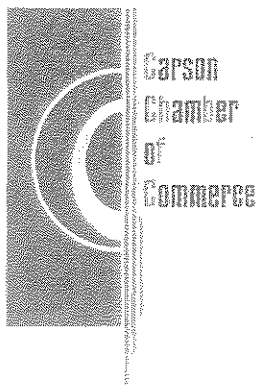
Documents are also found on the City's website: ci.carson.ca.us

Prepared by:



John F. Signo, AICP, Senior Planner

Reviewed by: Barry Waite, Acting Community Development Director



March 3, 2014

Honorable Mayor Jim Dear and council members
City of Carson
701 E. Carson Street
Carson, CA 90745

Dear Mayor Dear and council members:

The Carson Chamber of Commerce supports the Carson Revitalization Project at the Shell Carson Distribution Facility. This project increases tax revenues, creates jobs, opens doors for new businesses in the city and improves aesthetics around the perimeter of the facility. Shell has worked diligently with the city to develop a project that benefits the residents of Carson and helps ensure that the energy demands of Southern California are met safely, efficiently and protect the environment. The Carson facility is a critical part of the transportation and energy sector of Southern California today and for the future. Their operation ensures that the largest vehicle transportation market has the products it needs to support the economy. Additionally, they are a key component in fueling the major infrastructure at LAX as one of its key fuel suppliers.

The Carson Chamber is dedicated to representing the economic interest of the city and promoting its rich culture of working with the business community. We are proud of our work with the community, city commissioners and elected officials to promote economic growth in Carson. A strong business community is a strong Carson.

With the commitment from Shell to revitalize their property, they will generate millions of economic dollars for the City of Carson. We fully support the Carson Revitalization Project and ask for your favorable consideration and support of this important project to help drive a positive economic future for Carson.

Respectfully,


Walter Neil
Chair

ADAMS BROADWELL JOSEPH & CARDOZO

A PROFESSIONAL CORPORATION

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March 3, 2014

By: U.S. Mail and Email

Sheri Repp-Loadsman
Planning Officer
City of Carson
701 E Carson Street
Carson, California 90745
Email: srepp@carson.ca.us

Donesia L. Gause
City Clerk
City of Carson
701 E. Carson Street
Carson, CA 90745
Email: cityclerk@carson.ca.us

By: Email Only

John Signo, AICP, Senior Planner
Email: jsigno@carson.ca.us

Re: Requests for Immediate Access to Documents Referenced in
Draft Environmental Impact Report and all Public Records
Related to the Shell Oil Products U.S. Carson Revitalization
Project and Specific Plan, SCH No. 2010101015

Dear Ms. Repp-Loadsman, Ms. Gause and Mr. Signo:

We are writing on behalf of Safe Fuel and Energy Resources California ("SAFER California") to request *immediate access* to any and all documents referenced or relied upon in the Draft Environmental Impact Report ("DEIR") prepared for the Shell Oil Products U.S. Carson Revitalization Project Specific Plan, SCH No. 2010101015, in the City of Carson ("Project"). Our request for all documents referenced or relied upon in the DEIR is made pursuant to the California

3046-001cv

March 3, 2014

Page 2

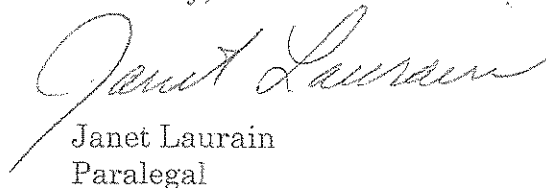
Environmental Quality Act ("CEQA"), which requires that all documents referenced in an environmental review document be made available to the public for the entire comment period.¹

We are also writing to request separately, pursuant to the California Public Records Act, immediate access to all public records referring or related to the Project. If any of the requested items are available on the Internet, we request that the County direct us to the appropriate site and link for accessing the documents.

Pursuant to Government Code section 6253.9, if the requested documents are in electronic format and are 10 MB or less (or can be easily broken into chunks of 10 MB or less), please email them to jlaurain@adamsbroadwell.com as attachments.

I will be calling you to arrange for duplication/transmission of the responsive documents. Thank you for your assistance with this matter.

Sincerely,



Janet Laurain
Paralegal

JML:clv

¹ See Pub. Resources Code, § 21092, subd. (b)(1); 14 Cal. Code Regs. § 15087 subd.(c)(5).
3046-001cv

John Signo

From: wally tomita <hawaiiainsalt216@yahoo.com>
Sent: Tuesday, February 11, 2014 8:46 PM
To: John Signo
Cc: hawaiiainsalt216@yahoo.com
Subject: Draft Environmental Impact Report - Shell Oil Products US Carson Revitalization Project

Dear Mr. Signo,

Thank you for the opportunity to comment on the subject. Just two weeks ago I responded to another city employee regarding a proposed project to the north of my home. I strongly opposed that project and I strongly oppose this project.

Although many of the reasons for opposing the northern neighborhood project were different, many are the same.

My surrounding neighborhood needs some relief from TRAFFIC, noise, and poor air quality resulting from operational and traffic emissions.

I moved in my home over 26 years ago and the landscape was much different. While it is true that Wilmington Avenue already existed, one has to consider the traffic along this route has increased significantly because of many industrial developments through the years. As you may know, Wilmington Avenue, not long ago, had two additional lanes added, on the south and north routes, to accommodate an increase in traffic as a result of previous development(s) in the north end of town.

Our lives in our homes are greatly impacted by the existing industrial neighbors. You can be sure the types of development currently being proposed will exacerbate an already bad situation.

The homes bordering Wilmington Avenue literally shake and rattle from the traffic, particularly from semi trucks/trailers (which there are plenty), and the air pollution/gas emissions is not only harmful to our health, but wreaks havoc with our exterior paint/stucco, landscape, outside living, etc. I always ask myself, "what ever happened to truck traffic that was supposed to use the Alameda Corridor?"

Like I previously stated in my response to the other proposed development, I am aware we have to co-exist with business, but in my area we already have our fair share of business/development which negatively impacts our quality of living and destroys our homes' value.

It is hoped that when city staff reviews this proposed project, that they not look at it as an independent proposed development with negative impacts, but that they look at the totality of the negative impacts that we already are suffering from the over saturation of business/industrial in this part of the city. We look to city staff/elected officials to protect our health, our homes and our interests.

Thank you.

Sandra Tomita
1884 E. Dimondale Drive
Carson, Ca 90746
310-603-0956