



# The District (The Boulevards) at South Bay Specific Plan Amendment Project

Planning Commission Workshop

November 8, 2017

# Tonight's Agenda

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- ▶ Presentation of project financing and developer selection
- ▶ Presentation of the Specific Plan Amendment
- ▶ Presentation of Landscape Concept
- ▶ Presentation from Macerich, developer of Cell 2
- ▶ Presentation on remediation and construction
- ▶ Presentation of the Supplemental Environmental Impact Report (SEIR)

# Project Entitlements

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- ▶ Specific Plan
- ▶ Supplemental EIR
- ▶ Design Overlay Review
- ▶ Comprehensive Sign Program
- ▶ Development Agreement

# About The Presenters

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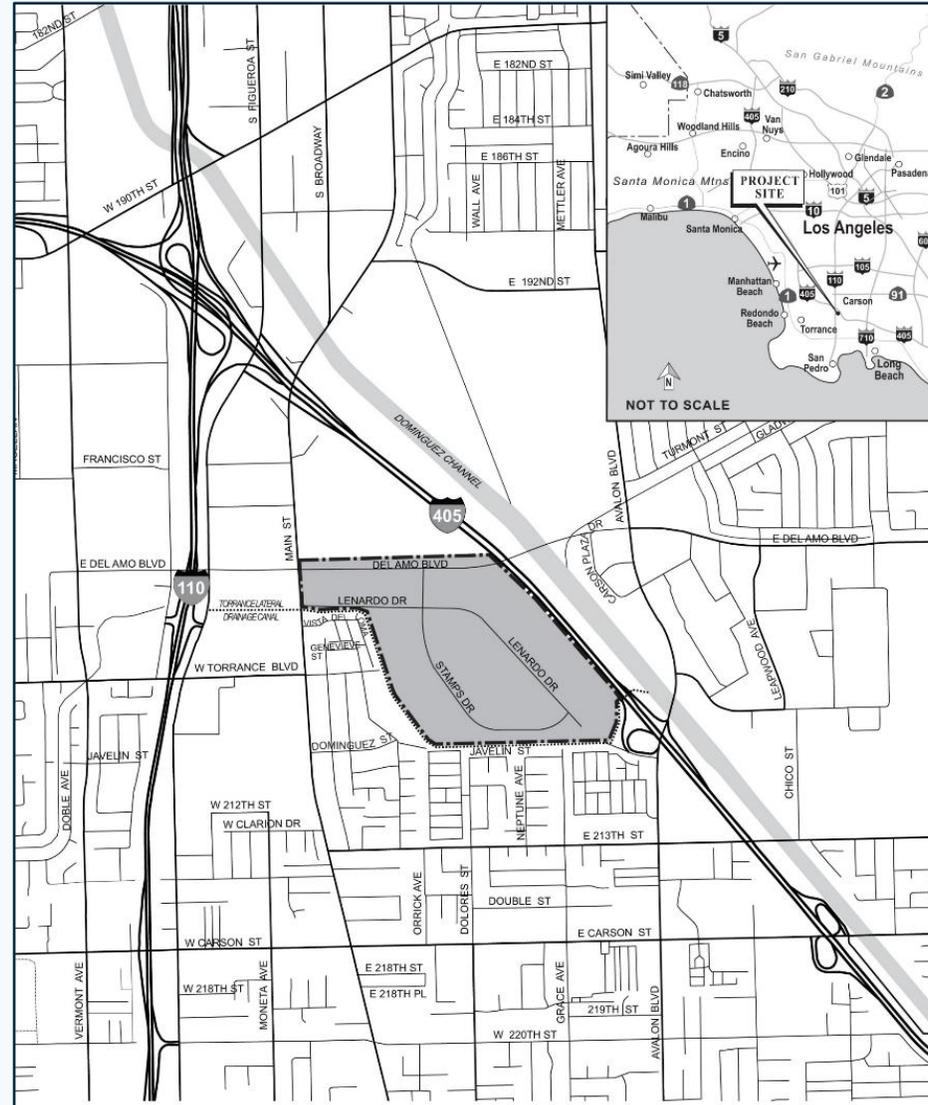
## RE | Solutions (RES)

- ▶ Horizontal Master Developer
- ▶ Specific Plan Amendment
- ▶ Environmental Design & Construction
  - Groundwater Extraction and Treatment System
  - Gas Collection and Control System
  - Landfill Cap
- ▶ Civil Design & Construction
  - Piles
  - Pile Caps
  - Structural Slabs
  - Utilities
  - Streets

## Environmental Science Associates (ESA)

- ▶ California Environmental Quality Analysis (CEQA) consultant
  - Supplemental Environmental Impact Report (SEIR)
  - Proposed Modified Project

# Project Vicinity



# View of Former Cal Compact Landfill Site



# Site History



**1965**

After 6 years of operation, the Cal Compact Landfill is shut down, and the property is covered with soil.

**1995**

Remedial Action Plan (RAP) is approved by the Department of Toxic Substances Control (DTSC).

**2006**

The property is rezoned to Carson Marketplace Specific Plan; General Plan Land Use designation is changed from Mixed-Use Industrial and Regional Commercial to Mixed-Use Residential. Environmental Impact Report (EIR) is approved.

**2009**

An addendum to the EIR is passed to allow a flare system in the gas extraction and treatment system.

**2011**

The property is sold, and the Carson Marketplace Specific Plan becomes The Boulevards at South Bay Specific Plan through a Specific Plan amendment.

**2015**

A ballot measure adding a Stadium Overlay zone to the property is passed. Since the stadium was located elsewhere, the overlay zone is no longer in effect.

**2017**

RE | Solutions is selected as horizontal master developer for the site, now renamed The District at South Bay.

# Brief Site History

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- ▶ Operated from 1959-68, collecting 6 million cy of MSW and 6.3 million gallons of liquid waste including drilling mud and fluids; acetylene and paint sludge; and liquid waste from ceramic manufacturing, laundering, food processing.
- ▶ RAP approved Oct 1995 required remedial systems, including the landfill cap, gas collection and treatment system, and groundwater extraction and treatment system.
- ▶ Original Consent Decree in Dec 1996; another resolving claims against ARCO, et al. in March 2001.
- ▶ RAP implementation began in 2008 with Tetra Tech, resulting in soil compaction, grading, installation of 1/2 of the LFG collection wells and LFG flare, and installation the groundwater extraction and treatment system.

# Development History since 2000

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- ▶ Metromall (CBRE)
- ▶ Football Stadium (Michael Ovitz)
- ▶ Carson Marketplace (Hopkins/LNR)
- ▶ Starwood Capital Group
- ▶ The Great Recession
- ▶ Chargers/Raiders Stadium
- ▶ Macerich (for Cell 2)

# Stadium Project

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- ▶ In 2015, Site proposed as location for NFL stadium for the Chargers and the Raiders.
- ▶ Teams negotiated with Starwood for the purchase of the property, but the environmental issues were a barrier.
- ▶ City created Carson Reclamation Authority to take title to property and the own subsurface lot (and liability). Teams would ground lease the surface only.
- ▶ Teams helped former RDA receive State approval of \$50.5 million in new tax allocation bonds as part of a 2006 “enforceable obligation” to the developer.
- ▶ January 12, 2016: **NFL chose Inglewood** for the relocation of two NFL teams to Los Angeles.



# Macerich Project

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- ▶ Macerich has over 50 centers throughout the U.S. and over 55 million square feet.
- ▶ Macerich began negotiating on this site in 2013 with the previous owner.
- ▶ Early 2016 – after conclusion of NFL stadium process, the CRA began negotiations with Macerich.



# Other Developers – RFQ Process

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- ▶ CRA undertook an RFQ process in late 2016 to find a “Master Developer” to undertake horizontal development on all 157 acres – including all subsurface work, and vertical development on Cells 1, 3, 4 and 5
- ▶ We received seven (7) proposals, interviewed all of them, and only entered an agreement with one: RE | Solutions

# Other Developers – RFQ Process

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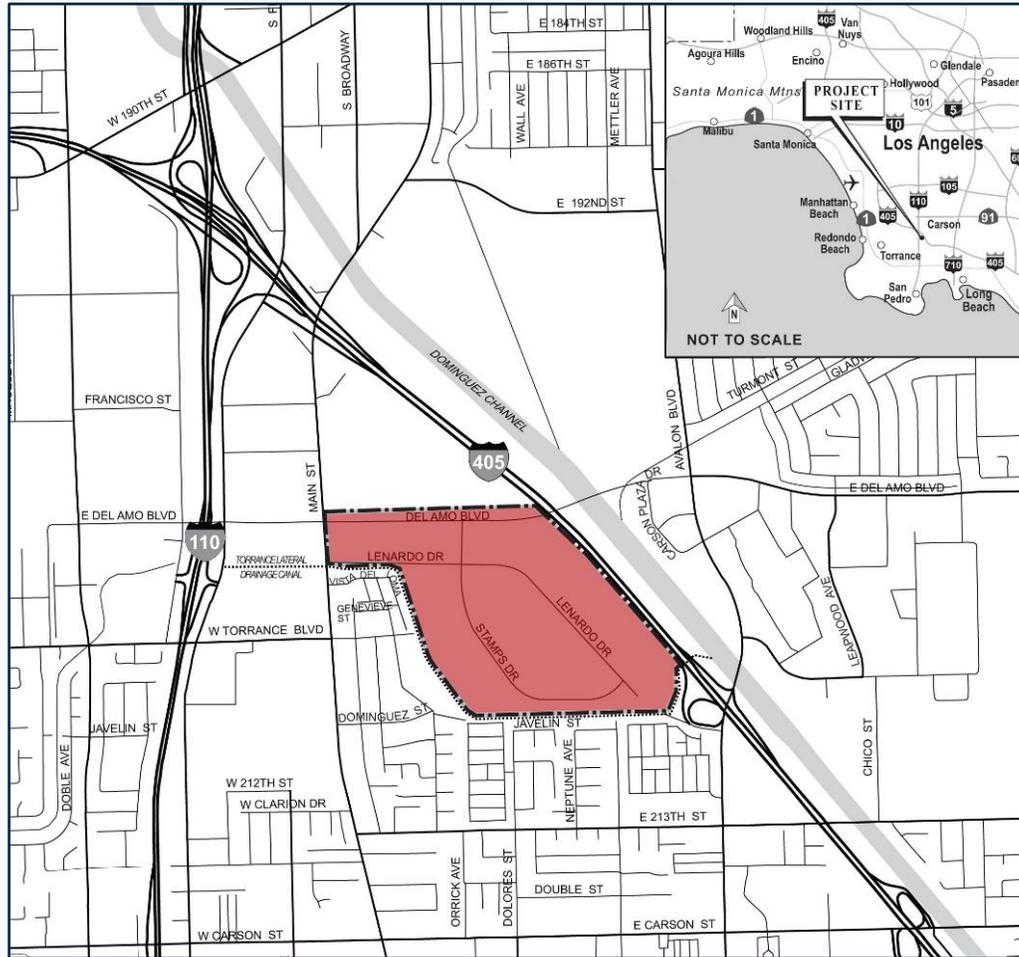
- ▶ Proposals ranged from residential (on Cell 1) to at least three “theme park/entertainment center” proposals
- ▶ A couple were more conventionally retail/mixed use (with hotels)
- ▶ RE | Solutions only proposed to be the horizontal developer – to undertake all of the environmental work, grading, and infrastructure

# Status of Negotiations

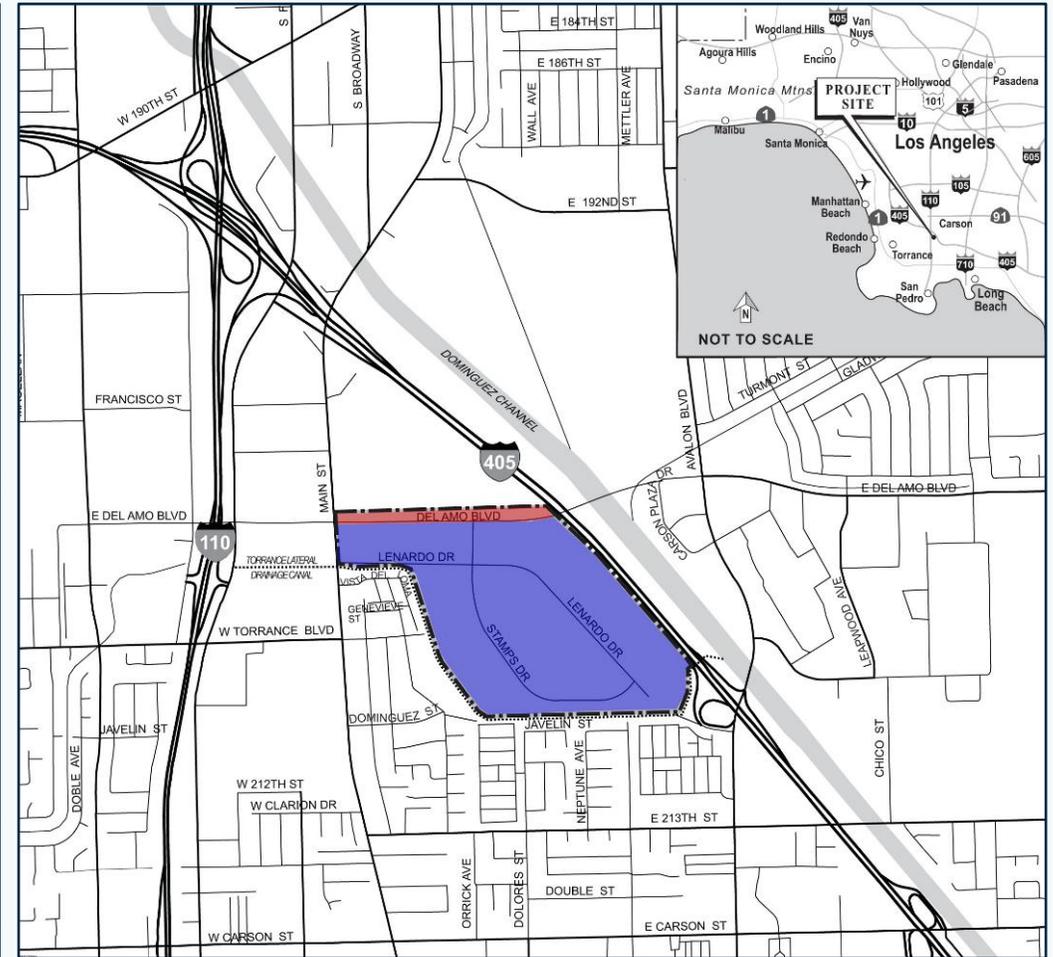
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- ▶ RES is under contract as horizontal master developer
- ▶ Residential project on Cell 1 has stalled due to big questions about feasibility
- ▶ “Conventional” big box/entertainment center project on Cells 3, 4, and 5 has stalled due to concerns about its feasibility – too much horizontal development vs. too little NOI and tax revenue

# Approved vs. Proposed



Approved Project



Proposed Project

# Approved vs. Proposed: Conceptual Site Plan

The Boulevards at South Bay (2011)



The District at South Bay (2017)



Land Use Comparison

Land Use Types	The Boulevards at South Bay	The District at South Bay
Commercial	1,995,195 SF*	1,834,833 SF*
Residential	1,550 Units	1,550 Units
Hotel	300 Rooms	350 Rooms

\*includes hotel rooms

# Approved vs. Proposed: Planning Areas

## The Boulevards at South Bay Development Districts



## The District at South Bay Planning Areas and Development District 3



# Land Use Summary

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## **Planning Area 1**

Up to 1,250  
Residential Units  
(with General Plan  
Amendment.  
Commercial may be  
added with an  
Administrative  
Permit)

## **Planning Area 3**

Up to 760,000 Sf of  
Commercial, 130,000  
SF of Commercial  
Recreation and  
Entertainment, and  
350 Hotel Rooms

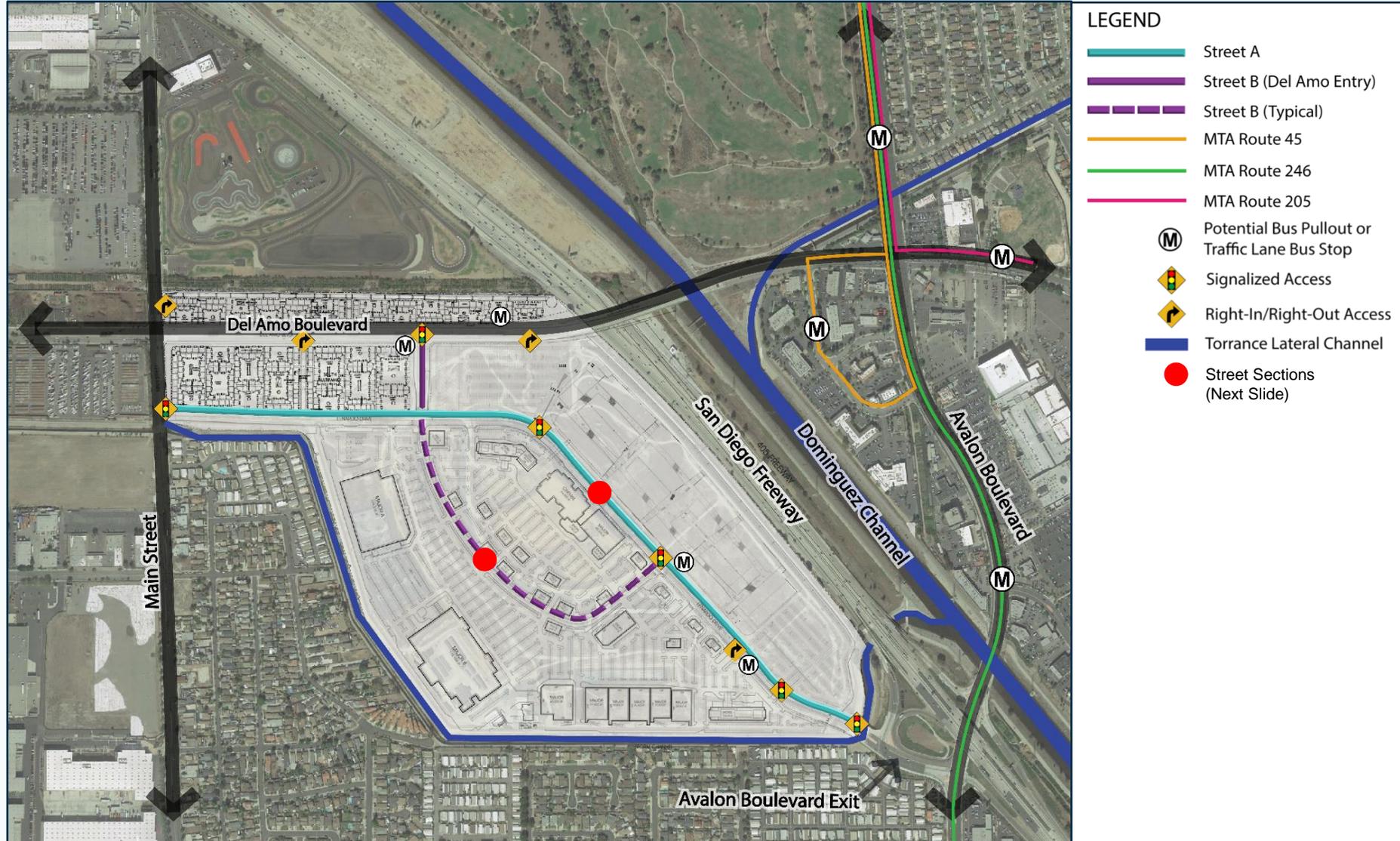
## **Planning Area 2**

Up to 711,500 SF of  
Regional  
Commercial and  
Outlet (Residential  
may be added with  
an Administrative  
Permit)

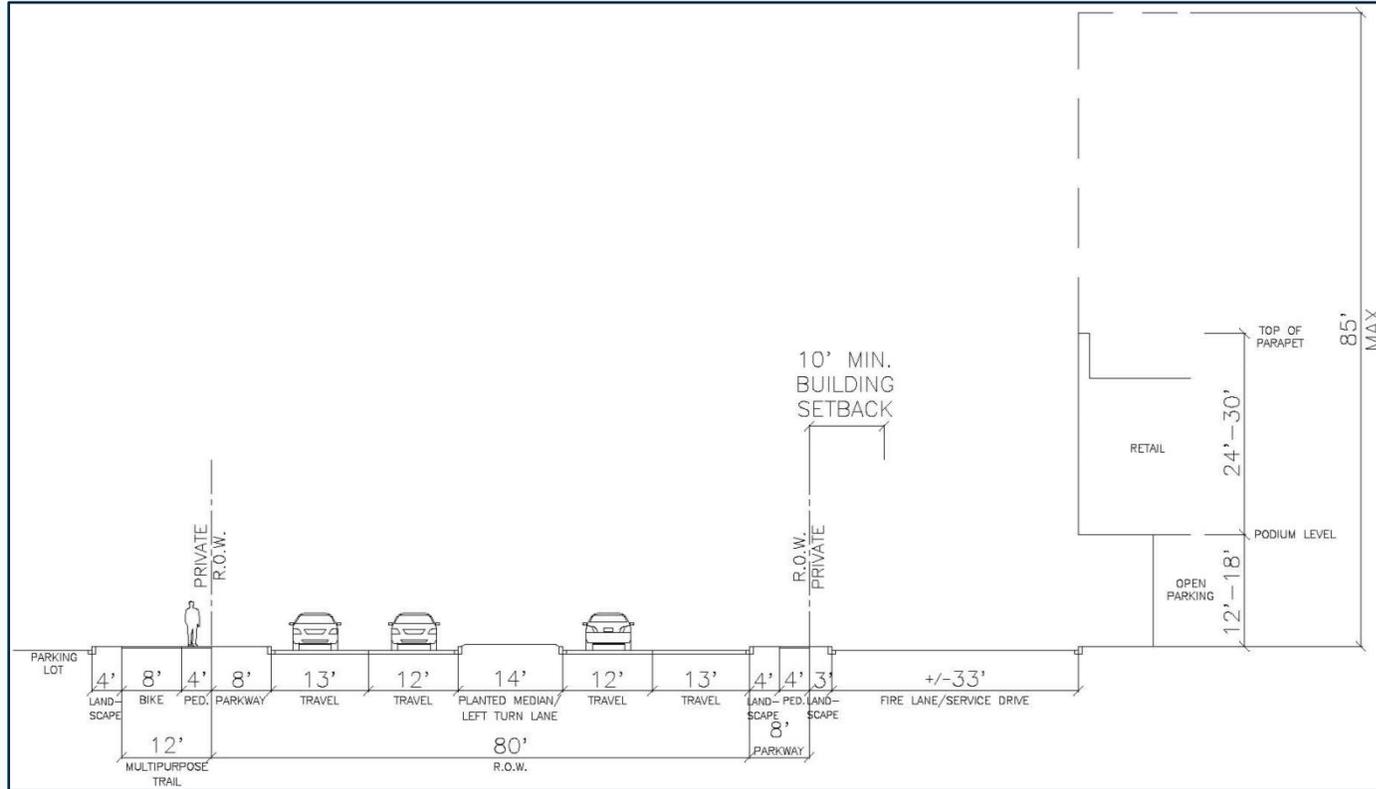
## **Development District 3**

Up to 300 Residential  
Units

# Conceptual Vehicular Circulation Plan

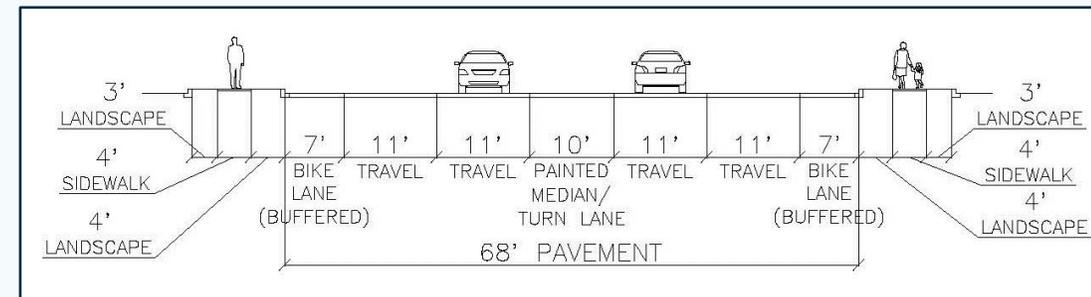


# Conceptual Street Cross Sections

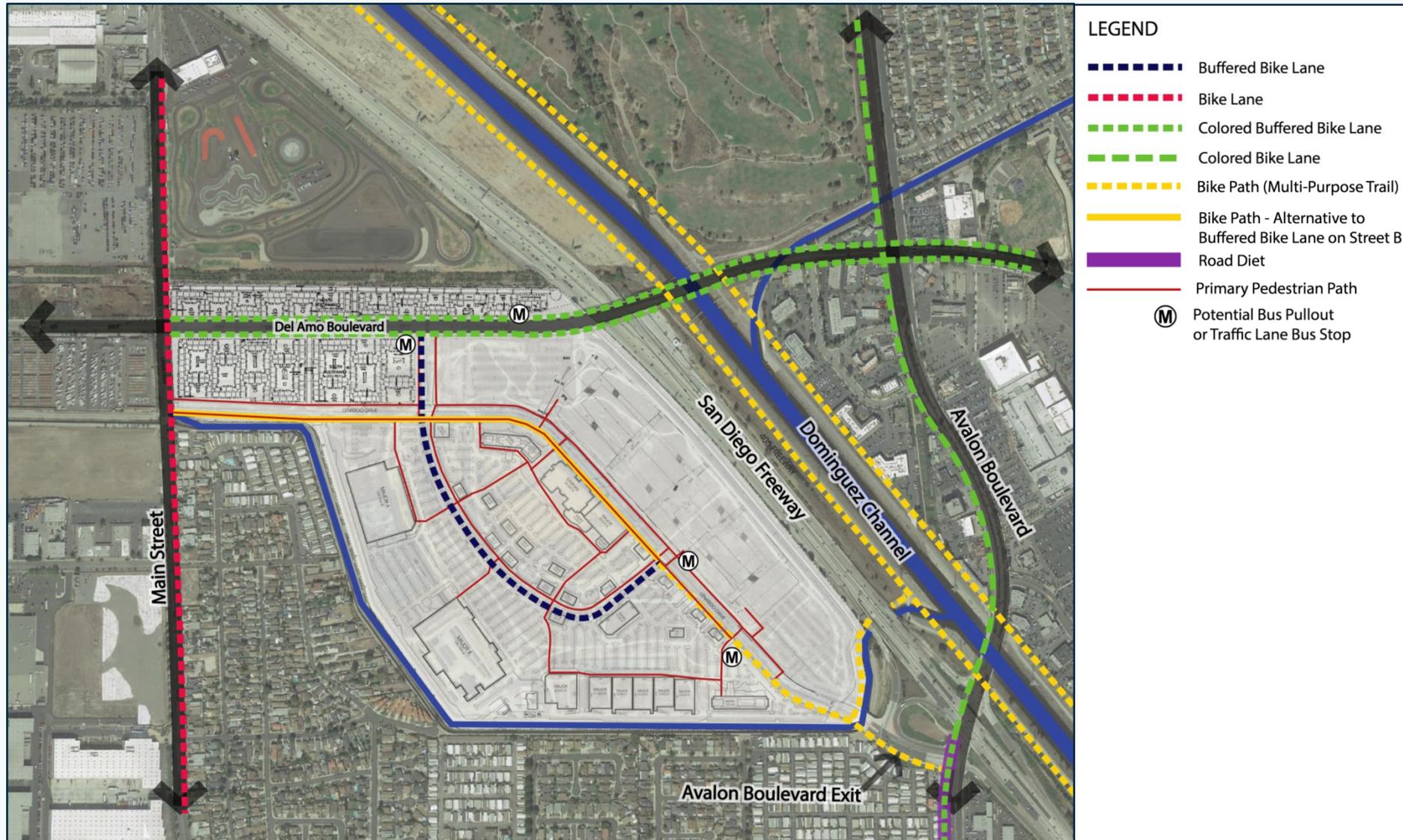


Street A facing NW between PA 2 and PA 3

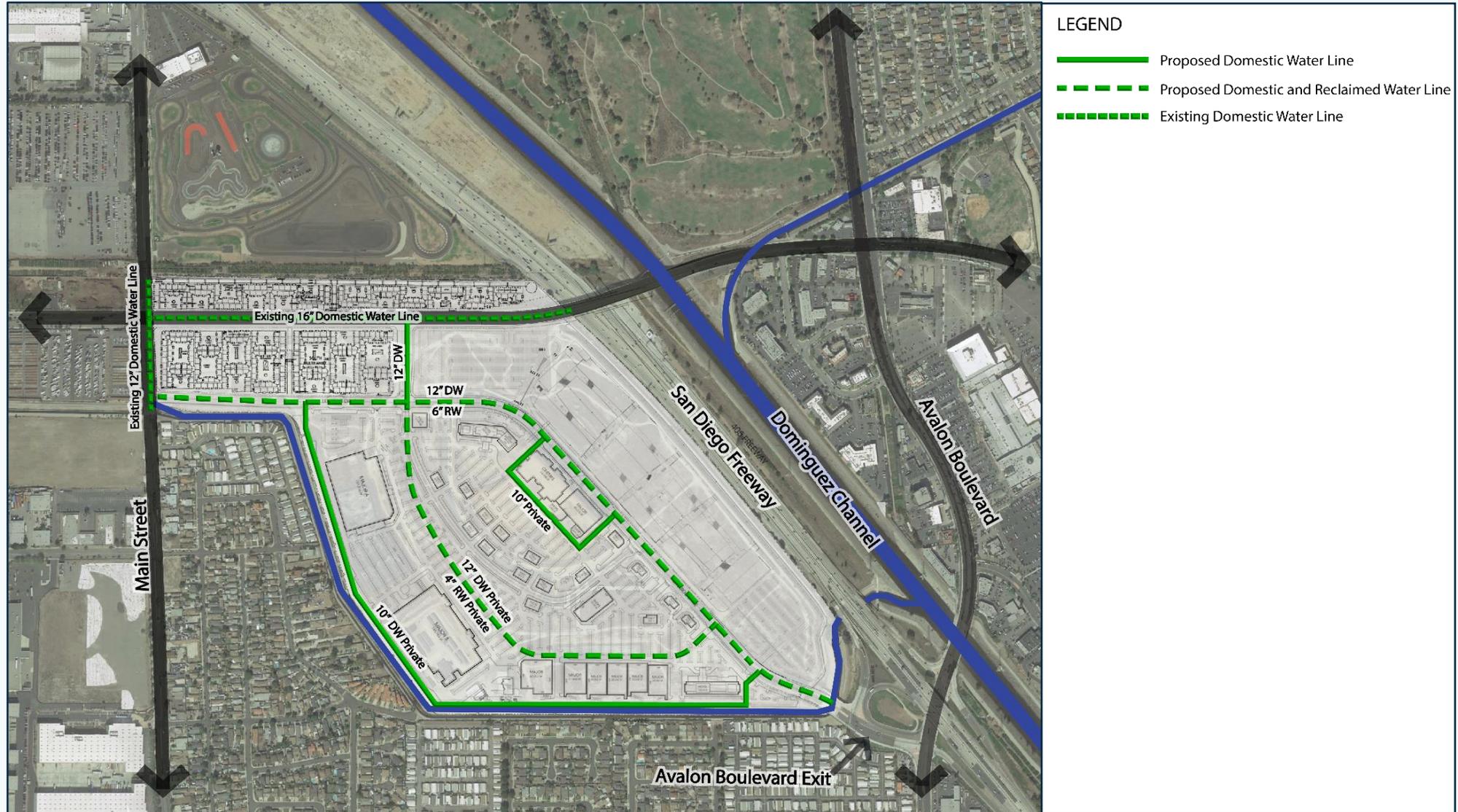
Street B facing NW



# Conceptual Non-Vehicular Circulation Plan



# Conceptual Domestic and Reclaimed Water Plan



# Permitted Uses



[blank]  
Not Permitted

P  
Permitted by Right

A  
Permitted with an Administrative Permit

C  
Permitted with a Conditional Use Permit

# Permitted Uses

P-----	Automatically Permitted Use				
A-----	Use Permitted with an Administrative Permit				
C-----	Use Permitted on Approval of a Conditional Use Permit				
[blank cell]-----	Not Permitted				
Use Category	Typical Permitted Uses	MU-M		CM	
		DD3	PA1	PA2	PA3
<b>Retail</b>					
Food Sales and Service and Eating and Drinking Establishments	Bars/Night Clubs/Lounges serving beverages for consumption on premises	C	C	C	C
	Cocktail lounge or VIP lounge with alcohol ancillary to outlet center			P	
	Food catering (only direct retail sales or retail distribution)	A	A	P	P
	Food store: supermarket, grocery, fish, meat, fruits and vegetables, retail bakery, pastry, candy, health food, take-out food, other foods or ancillary uses	A	A	P	P
	Full service restaurant, drive-in or drive-through restaurants	A	A	P	P
Health	Medical or dental laboratory (as an incidental use in a medical/dental office building or clinic)			P	P
	Medical or dental office or clinic, public health center	A	A	P	P
	Optical services (for the fitting, grinding or mounting of eyeglasses)	A	A	P	P
	Pharmacy	A	A	P	P
Office	Business, professional, financial, insurance, real estate, utility payments, telegraph, telephone answering service, messenger service, advertising, newspaper or publishing (no printing), ticket agency, travel agency, employment agency, collection agency, detective agency, security service	A	A	P	P
	Wholesale business, manufacturer's agent, broker (no storage or deliveries other than samples)			A	A
Public Assembly	Arcade, pool hall, night club			C	C
	Auditorium, meeting hall, wedding chapel, event hall	A	A	P	P
	Community center, lodge hall, private club	A	A	P	P
	Indoor Golf Range	A	A	P	P
	Indoor theater (motion picture or live stage)			P	P
	Outdoor theater (live stage, not a drive-in)	C	C	P	P
	Outdoor performances, concerts and entertainment <sup>1</sup>			A/P	A/P
Public and Quasi-Public Uses	Church, temple, or other place of religious worship <sup>2</sup>	A	A	A	A
	Fire station, police station, post office, library, museum	A	A	P	P

P-----	Automatically Permitted Use				
A-----	Use Permitted with an Administrative Permit				
C-----	Use Permitted on Approval of a Conditional Use Permit				
[blank cell]-----	Not Permitted				
Use Category	Typical Permitted Uses	MU-M		CM	
		DD3	PA1	PA2	PA3
Retail Sales and Service	Animal services: dog clip & wash, veterinary office or clinic (no animal hospital/kennel)	A	A	P	P
	Barber shop, beauty shop, reducing salon, manicure parlor	A	A	P	P
	Big box retail (stand-alone retail stores with 50,000 square feet or more)		A	P	P
	Copying, addressographing, mimeographing, photostating, instant printing, blueprinting, silk screening, photography, picture framing	A	A	P	P
	Clothing services: laundry or dry-cleaning agency, self-service laundry or dry cleaning, hand laundry, sponging and pressing, tailor, dressmaker, seamstress, shoe repair	A	A	P	P
	Gas Station <sup>3</sup>	C	C	C	C
	Health club/gym		A	P	P
	Hotel			P	P
	Indoor mini-mart, auction house <sup>4</sup>			C	C
	Locksmith, watch repair, small appliance repair, bicycle repair	A	A	P	P
	Non-restaurant retail food services (including kiosks, food halls, refreshment stands, soda fountain)	A	A	P	P
	Outlet Retail			P	
	Parcel delivery service	A	A	P	P
	Specialized stores for apparel, household supplies, business supplies, promotional retail, service retail	A	A	P	P
	Studios	Costume design, interior decoration, photography, writing, drama, dance, music, arts and crafts (including stained glass)	A	A	P
Motion pictures (indoor) <sup>5</sup>			C	C	P
Radio, television, recording		A	A	P	P
<b>Residential/Mixed-Use</b>					
Residential/Mixed-Use	At-grade apartments, townhomes, condominiums	P			
	Elevated apartments, townhomes, condominiums	P	P	A	
	Live-Work Residential	A	A	A	

# Permitted Uses

Table 6.1 Permitted Uses					
P-----	Automatically Permitted Use				
A-----	Use Permitted with an Administrative Permit				
C-----	Use Permitted on Approval of a Conditional Use Permit				
[blank cell]-----	Not Permitted				
Use Category	Typical Permitted Uses	MU-M		CM	
		DD3	PA1	PA2	PA3
<b>Parking</b>					
Parking	Parking lot, parking building/structure or shared parking facilities associated with an approved use	P	P	P	P
	Parking lot or structure – primary use	A	A	A	A
<b>Accessory Uses<sup>6</sup></b>					
Public Park or Playground	Park, playground	P	P	P	P
Private Recreational Facilities	Swimming pool, tennis court, skating rink, gym/fitness center ancillary to residential uses	P	P	P	P
Passenger Station	Bus station, rail station, taxi stand	P	P	P	P
Alcoholic Beverage Sales and Service	Alcoholic beverage sales and service in conjunction with a restaurant, department store, drugstore, supermarket	A	A	P	A
	Alcoholic beverage sales and service in conjunction with a variety store, take-out food, mini-market, liquor store, bar, billiards, indoor theater	C	C	P	C
Communication and Utilities Stations	Transmitter, receiver, or repeater station; gas distribution, control, or measurement station; electric distribution substation; pumping station; major wireless telecommunication facilities <sup>7</sup>	C	C	P	C
<b>Temporary Uses<sup>8</sup></b>					
Offices	Contractor office, real estate office, office flex space, election campaign office, construction storage	P	P	P	P
Outdoor Sales	Sidewalk, parking lot, and tent sales; Christmas tree sales; pumpkin sales; food trucks	A	A	A	A
Outdoor Festivals	Farmer's market, carnival, pony rides, swap meet, flea market			P	P
<b>Prohibited Uses</b>					
Sexually oriented business establishments					
Vehicle sales and service					
Fireworks Stands					
Convenience store					
<ol style="list-style-type: none"> <li>At Planning Manager discretion, an Administrative Permit may be required for events anticipated to attract large crowds or which could have security or public health or safety considerations. Smaller scale events shall be allowed by right.</li> <li>See CMC 9138.22 and 9182.25.</li> <li>Gas stations shall only be permitted when ancillary to other uses.</li> <li>Ord. 86-763U, §1; Ord. 87-813, §1.</li> <li>See CMC 9133.</li> </ol>					

- Accessory use: A use of the land or of a building which is: (1) clearly incidental and subordinate to the principal use of the land or building; (2) located on the same lot with the principal use; (3) not a generator of additional auto trips, parking needs, or adverse environmental impacts; and (4) occupies equal to or less than 10 percent of the area of the principal use. Where more than one accessory use occurs on a development project site, the total aggregate of all accessory uses must be equal to or less than 10 percent.
- Major wireless telecommunication facilities shall be permitted subject to a Conditional Use Permit from the Planning Commission and the requirements of Section 9138.16 of the Carson Municipal Code. Minor wireless telecommunication facilities, as defined in Section 9138.16 of the Carson Municipal Code, are permitted by right and do not require a Conditional Use Permit.
- For Temporary Uses, the Planning Manager has discretion whether to require design review.

# Summary of Differences

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1

Minor relocation  
of internal  
circulation  
access points

2

Reduction in overall  
commercial square  
footage, but with an  
increase of 50 hotel  
rooms permitted and  
an increase in  
maximum permitted  
floor-area ratio (FAR)  
from 0.33 FAR to 0.5  
FAR for commercial  
uses

3

Changes to certain  
allowed uses, including  
to allow outlets in PA 2,  
to allow retail stand-  
alone stores of greater  
than 50,000 sq.ft. in PA 1  
with an administrative  
permit and CEQA  
review (as applicable),  
and other modifications  
to the permitted uses  
chart

# Summary of Differences

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4

Updates to  
lighting and  
signage

5

Removal of  
Redevelopment  
Agency  
requirements for  
affordable  
housing

6

Modifications to  
boundaries to  
conform to the  
remediation  
program  
boundaries

7

Phased  
occupancy  
of cells on  
the Property

# Summary of Differences

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8

Changes to development standards, design guidelines, and design standards to reflect the proposed outlets, which utilizes podium construction over parking

9

Reduction in total parking requirements to 4 parking spaces per 1,000 sq.ft. of commercial development from 5 per 1,000 sq.ft.\*

10

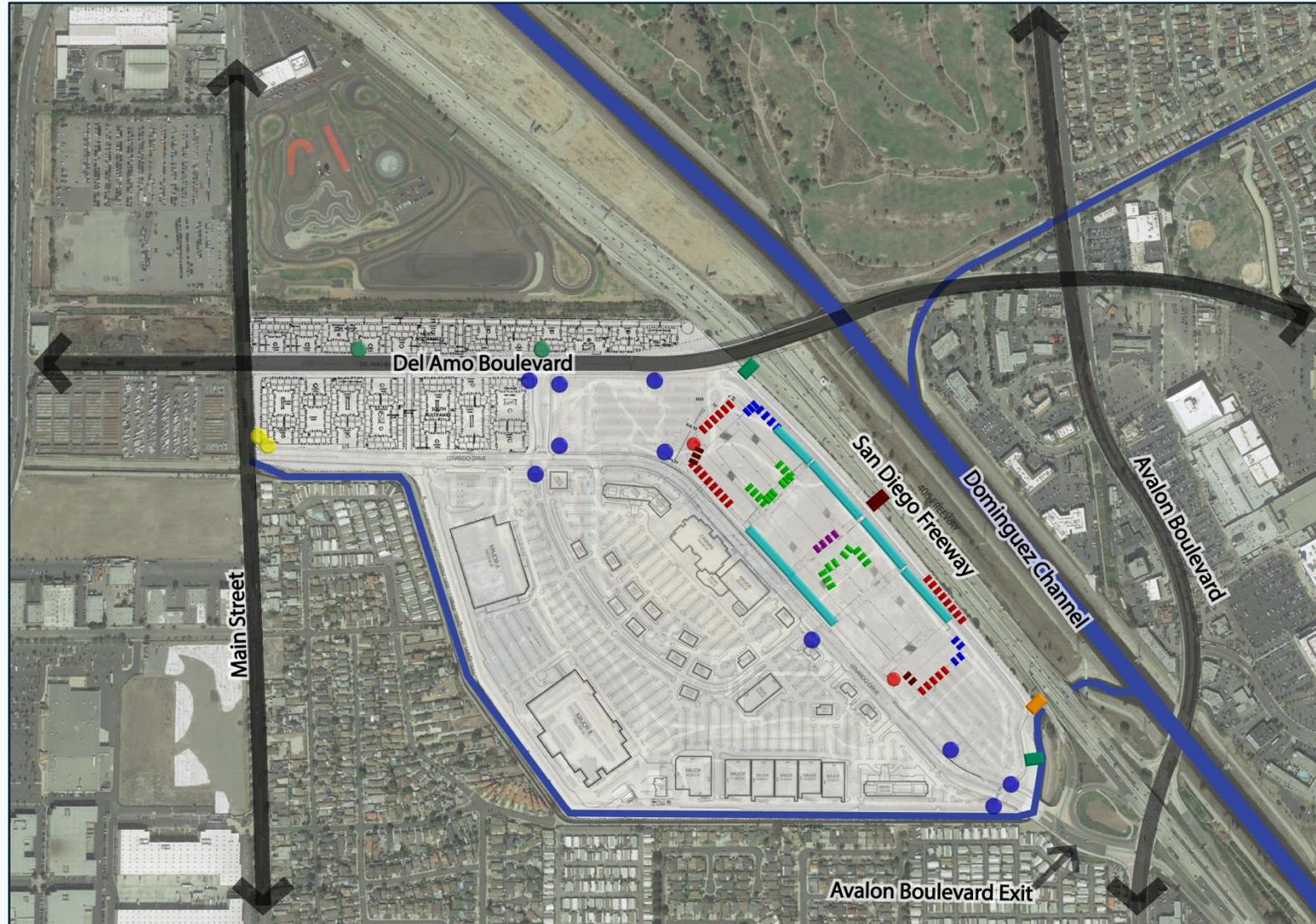
The potential, with a General Plan amendment, to increase the density of residential units on PA 1 from 60 to 80 dwelling units per acre (du/ac)

11

Other modifications, such as clarification and streamlining of the administrative review processes

\*While a reduction from the previous Specific Plan, this is still greater than what is required by City of Carson standards

# Conceptual Signage Locations



## LEGEND

- Integrated Identity Architectural Wall Graphic (informational only, not included in permitted sign area)
- - - - - Wall Mounted Project ID - Exterior
- - - - - Wall Billboard - Exterior
- - - - - Roof Billboard - Interior
- - - - - Wall Billboard - Interior
- - - - - Wall Billboard - Exterior (May Convert to LED)
- Freeway Icon Pylon
- Freeway Icon Pylon, Double Faced, LED
- Freeway Icon Pylon, Digital Billboard Display Allowed
- North Del Amo Entry Element
- Vertical Project Name ID
- Main Street Monument with Tower Element
- Plaza Project ID - Exterior

# Approval Authority

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## ▶ Planning Manager

- Specific Plan Modification
- Specific Plan Interpretation
- Administrative Permit
- Site Plan and Design Review<sup>1</sup>
- Special Event Permit

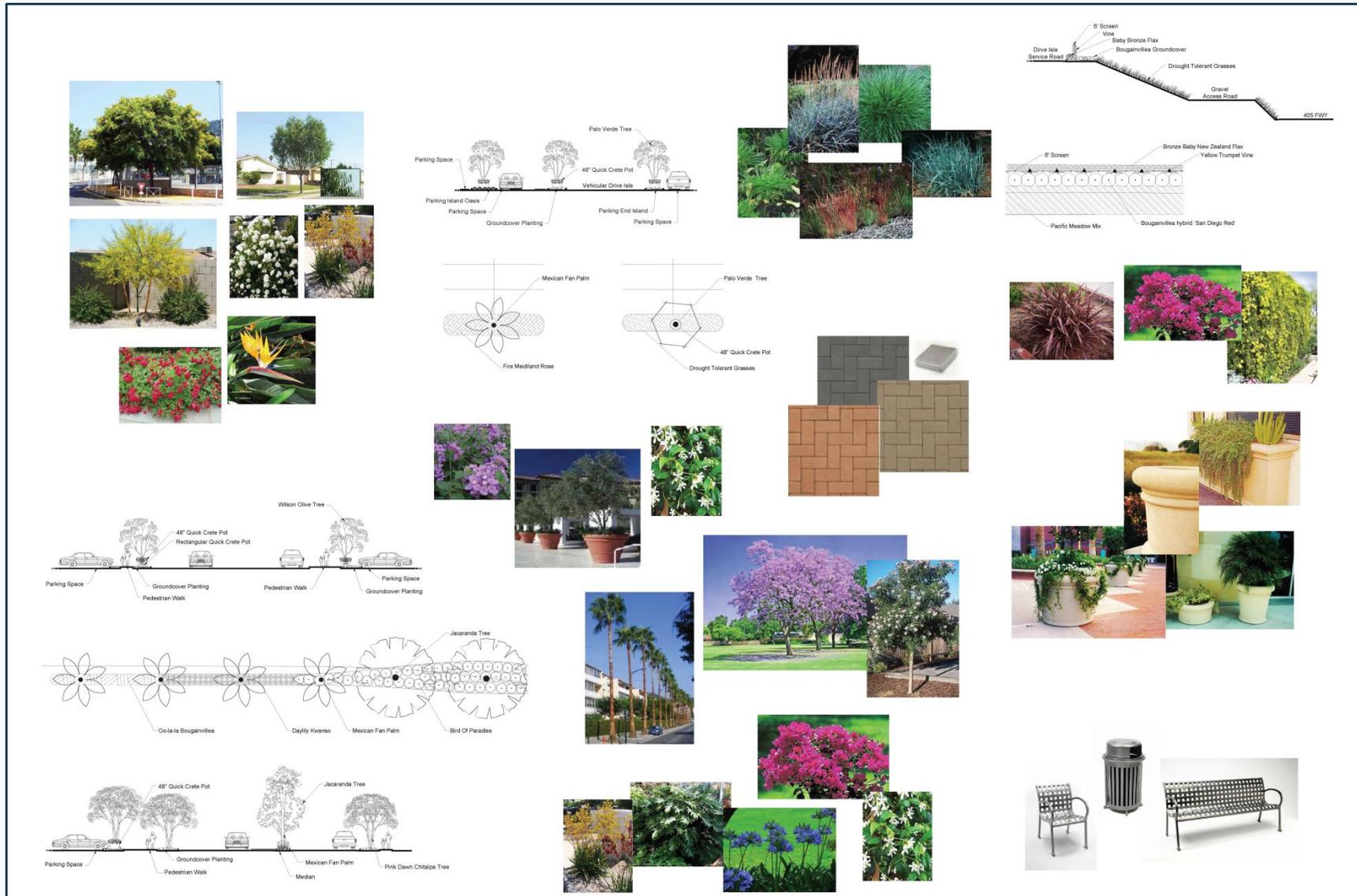
## ▶ Planning Commission

- Specific Plan Amendment
- Conditional Use Permit

# Conceptual Landscape Plan



# Conceptual Landscape Plan



# Fashion Outlets within THE DISTRICT



# Luxury Outlet Shopping



▶ INTERNATIONAL TOURISM – LOCAL HOT SPOT



# Achievement

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- ▶ JOBS / COMMUNITY WIN
- ▶ GATHERING SPACES
- ▶ BEAUTIFUL DESIGN / MATERIALS
- ▶ GREAT TENANTS
- ▶ ICONIC LANDMARK FOR CARSON

# About The Presenters

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## Macerich

- ▶ Early stages – wish list / lux tenants
- ▶ Community Partnership
  - Leadership
  - Economic engine
  - Volunteerism
- ▶ Other local Macerich projects you know:
  - Santa Monica Place
  - Los Cerritos Center
  - The Oaks

## DLR / Abramson Tieger

- ▶ DLR – Architects of Record lead
  - Long history with Macerich projects
- ▶ Abramson Tieger (ATA) – design lead
  - Botique designers – “young & current”
  - Recent completed local Work:
    - The Platform - Retail

# GREEN

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1



2



3



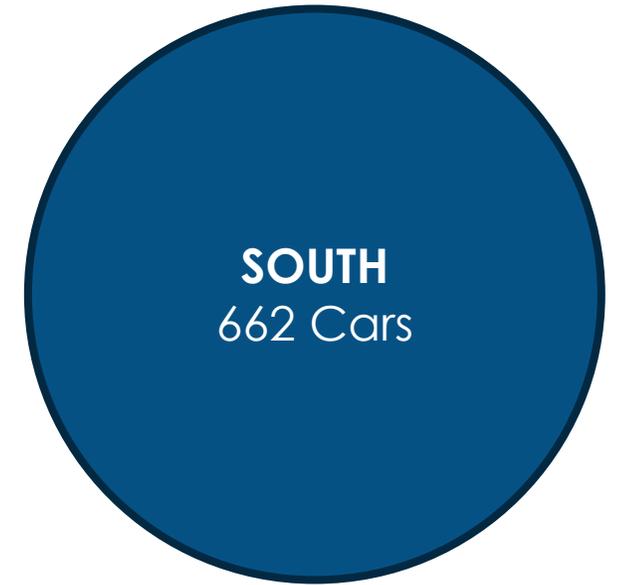
- ▶ MACERICH IS AN INDUSTRY LEADER IN SUSTAINABILITY
- ▶ VOTED #1 IN NORTH AMERICAN RETAIL SECTOR FOR THE PAST THREE YEARS BY GLOBAL REAL ESTATE SUSTAINABILITY BENCHMARK (GRESB)
  - GRESB – IS A LEADING MEASURE OF SUSTAINABILITY PERFORMANCE FOR REAL ESTATE PORTFOLIOS AROUND THE WORLD





# Parking

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## ▶ PARKING CUSTOMER EXPERIENCE

- EASY TO PARK
- EASY TO EXIT
- LUXURY AMENITY IN AN OUTLET ENVIRONMENT
- RIDE SHARE / ELECTRIC VEHICLE CHARGING (8% - Above required)
- 4/1,000 SF RETAIL = MORE THAN CITY REQUIRED PARKING
- 41 ADA / 239 Clean Air / Vanpool / Carpool / EV with 187 EV capable

# Community facing



▶ BUS DROP - Iconic Entry - Plaza

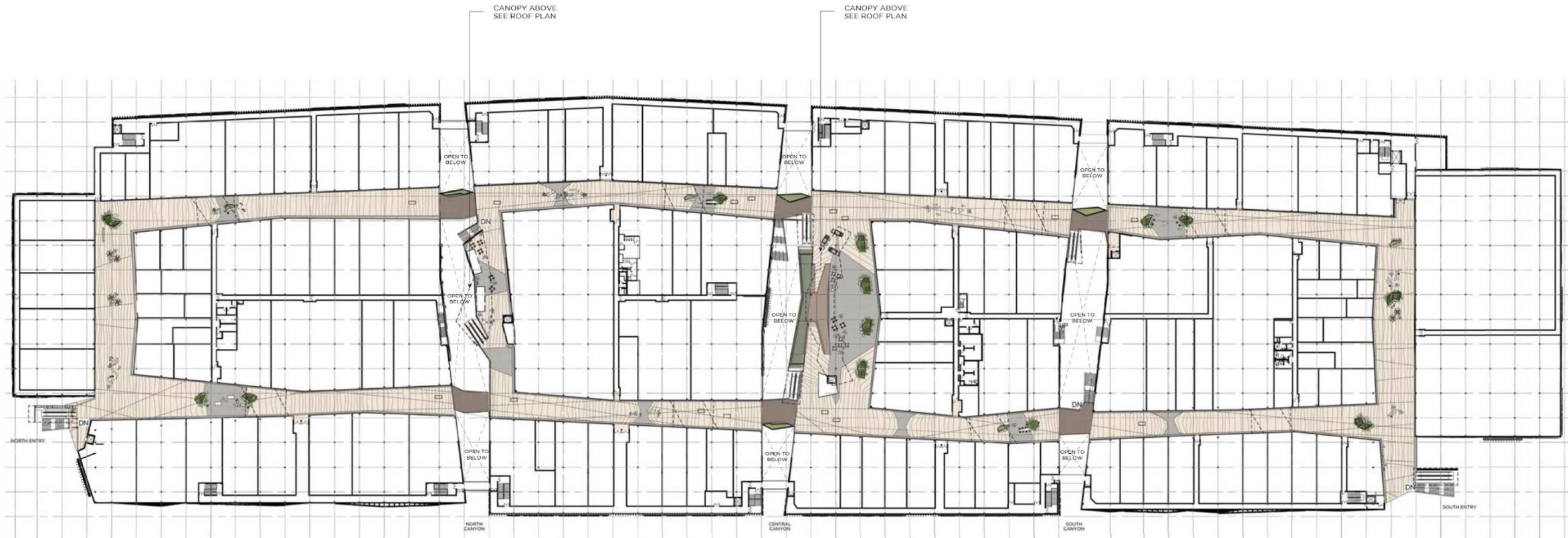




# ARRIVAL – Iconic Entry



# Access



▶ UNIQUE EXPERIENCE AND AMENITIES





# ARRIVAL – The Center Canyon Lower Plaza



2015



# ARRIVAL – Podium Plaza



# Main and Main





# ARRIVAL – Anchor Court



Meeting spaces

# Summary

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4

MATERIALS

5

LANDSCAPE

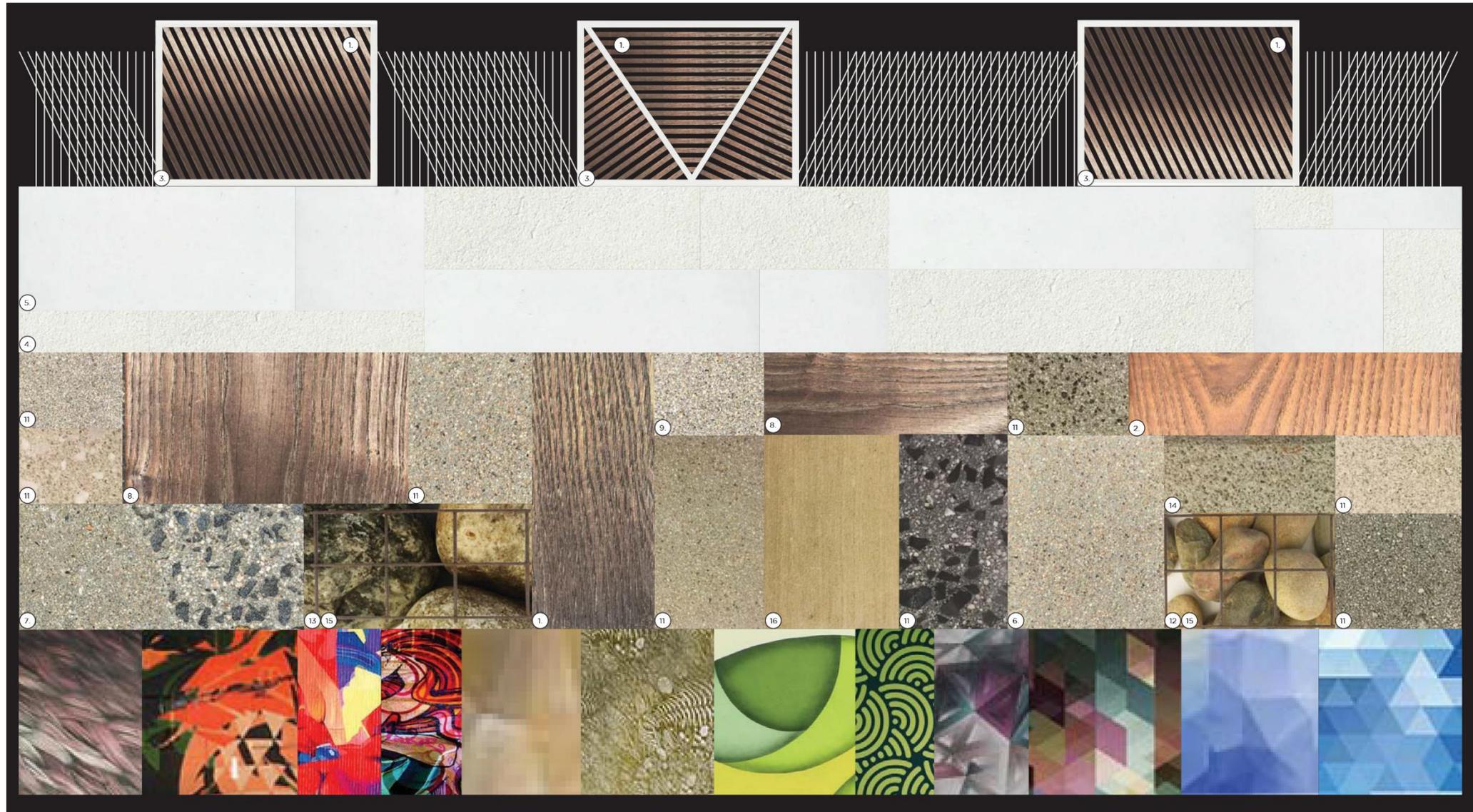
6

ELEVATIONS

7

SIGNAGE

# Materials



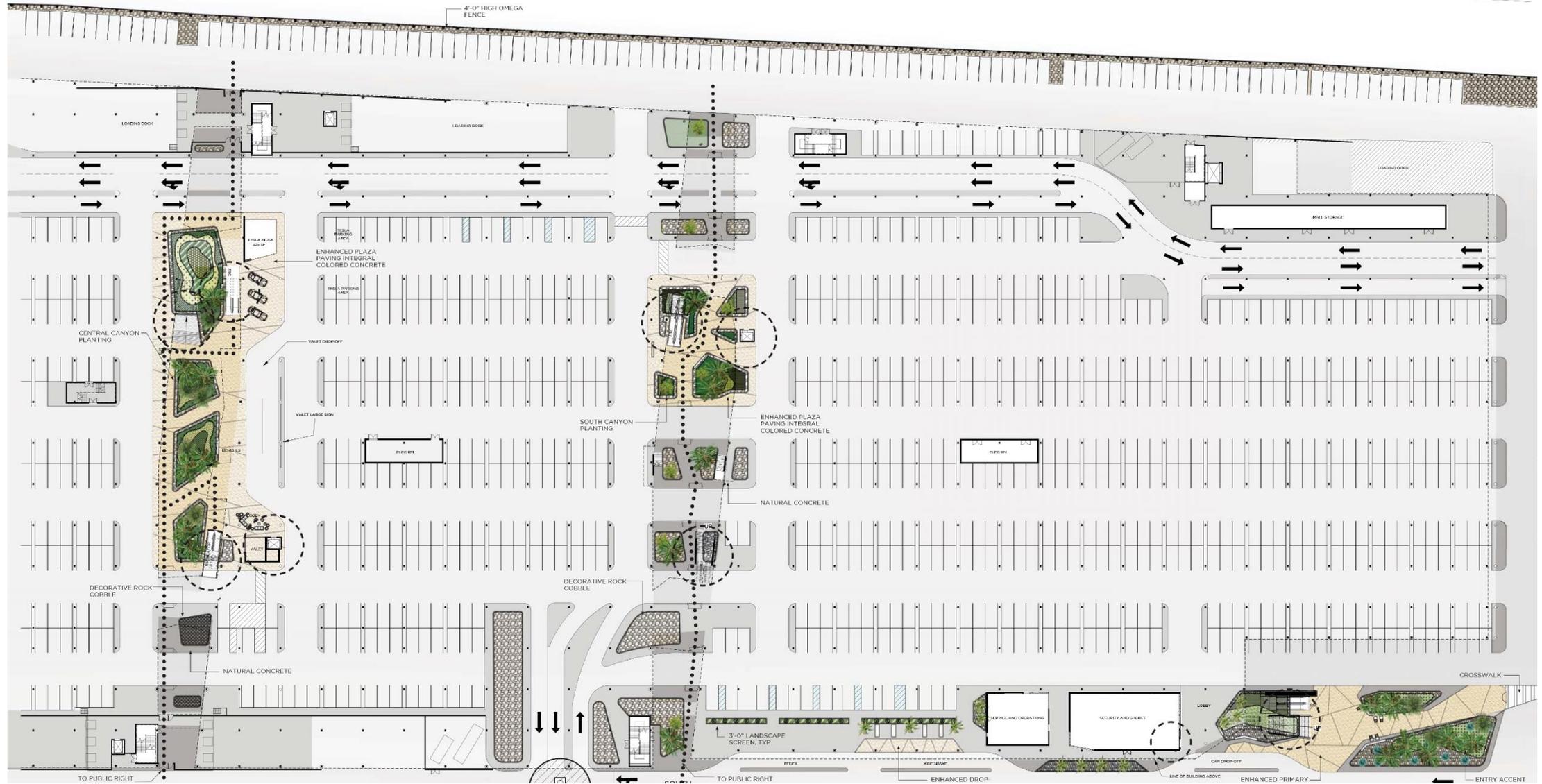
CANOPY

EIFS

WOOD, CONCRETE,  
AND STONE

MURALS

# Landscape



# Drought Tolerant Plantings

## / PODIUM

### SUNSET



C. lewisii 'Kodiak' Potted Succulent



L. aurea 'Yellow Star' Bush Succulent



E. subsp. 'Tiki and Ice' Potted Succulent



D. 'Spectabilis' Bush

### COASTAL



J. 'Sage' Bush Succulent



C. 'Sage' Bush Succulent



C. 'Sage' Bush Succulent

### HILL VISTAS



C. 'Sage' Bush Succulent



C. 'Sage' Bush Succulent



C. 'Sage' Bush Succulent



C. 'Sage' Bush Succulent

### URBAN LIGHTS



C. 'Sage' Bush Succulent



C. 'Sage' Bush Succulent



C. 'Sage' Bush Succulent

## / SOUTH CANYON



A. 'Sage' Bush Succulent



A. 'Sage' Bush Succulent



A. 'Sage' Bush Succulent



A. 'Sage' Bush Succulent



A. 'Sage' Bush Succulent



A. 'Sage' Bush Succulent



A. 'Sage' Bush Succulent



A. 'Sage' Bush Succulent

## / CENTER CANYON



A. 'Sage' Bush Succulent



A. 'Sage' Bush Succulent



A. 'Sage' Bush Succulent



A. 'Sage' Bush Succulent



A. 'Sage' Bush Succulent



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## / NORTH CANYON



A. 'Sage' Bush Succulent



A. 'Sage' Bush Succulent



A. 'Sage' Bush Succulent



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## / PARKING



A. 'Sage' Bush Succulent



A. 'Sage' Bush Succulent



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A. 'Sage' Bush Succulent



A. 'Sage' Bush Succulent



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## / TREES



A. 'Sage' Bush Succulent



A. 'Sage' Bush Succulent



A. 'Sage' Bush Succulent



A. 'Sage' Bush Succulent



A. 'Sage' Bush Succulent



A. 'Sage' Bush Succulent



A. 'Sage' Bush Succulent

## / GREEN ROOF



A. 'Sage' Bush Succulent



A. 'Sage' Bush Succulent



A. 'Sage' Bush Succulent

## / DROP-OFF AREAS



A. 'Sage' Bush Succulent



A. 'Sage' Bush Succulent



A. 'Sage' Bush Succulent



A. 'Sage' Bush Succulent

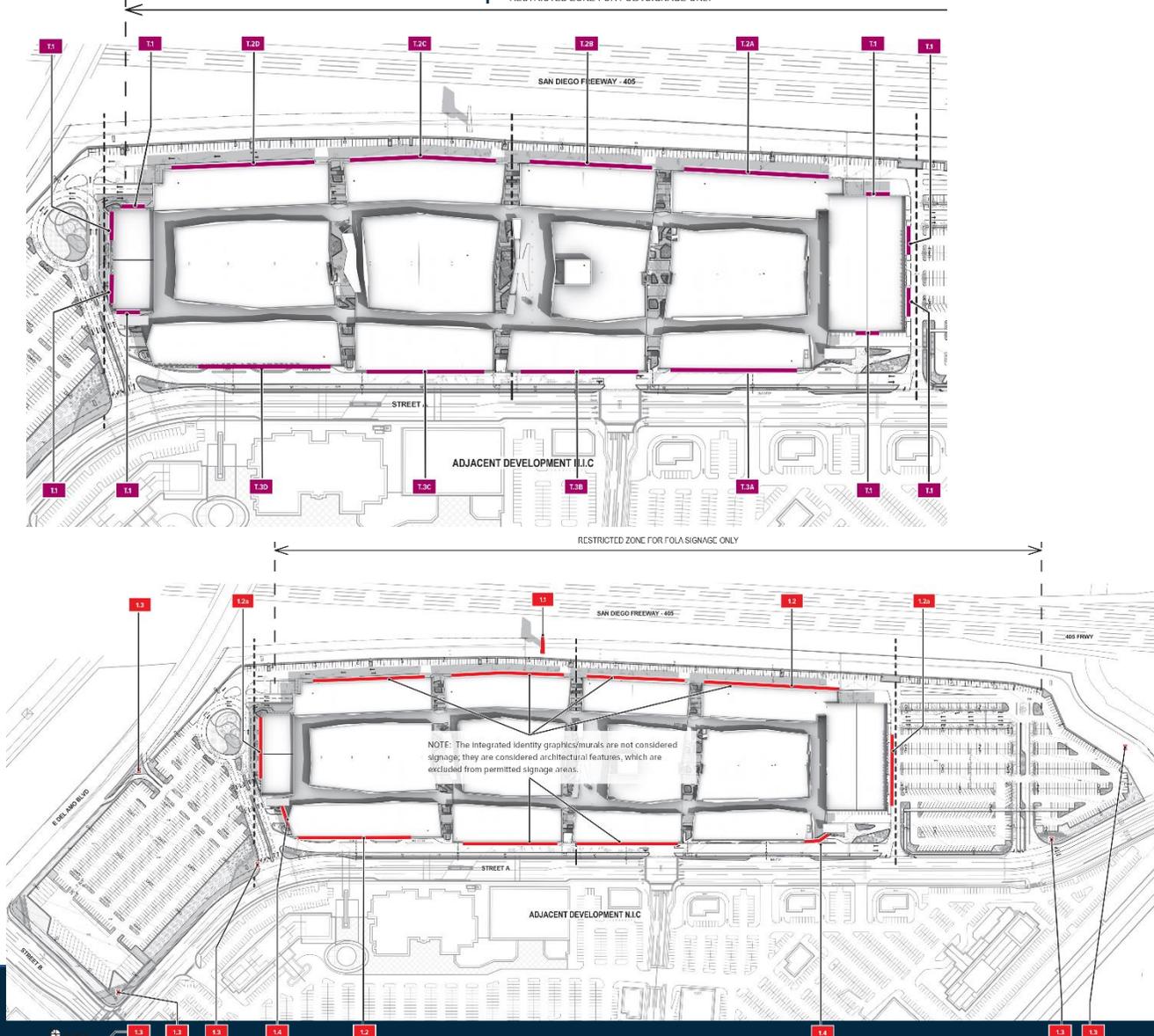
# Signage

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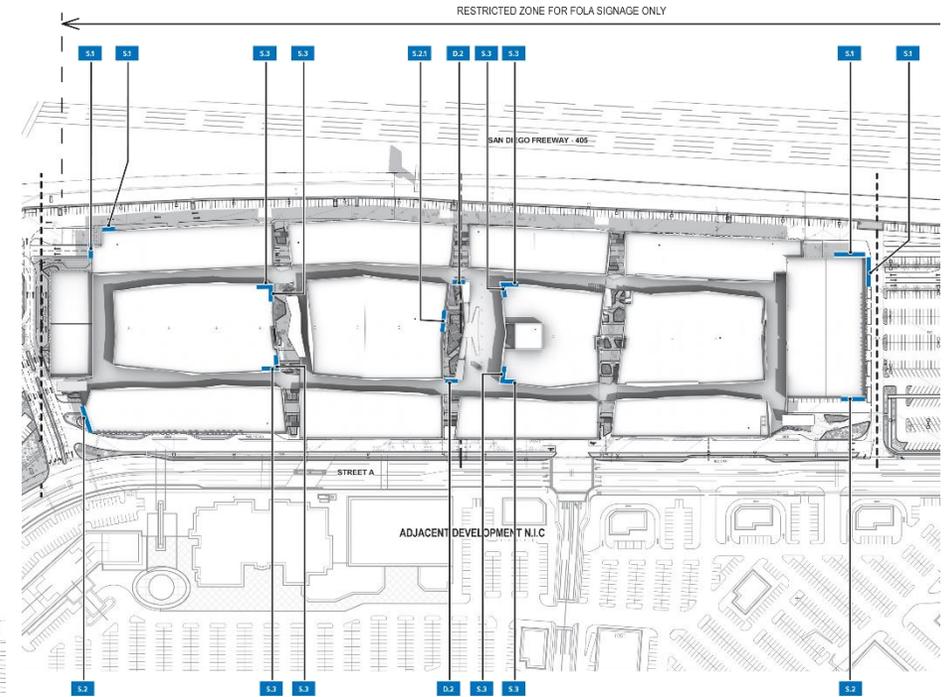
- ▶ OUTLETS NEED A LOT OF SIGNAGE
- ▶ CURATED IS NOT JUST A BUZZ WORD
- ▶ INTEGRATED IS MORE THAN A GOAL
- ▶ REASONED MAKES IT WORK

# Building Signage

## TENANT SIGNS – Curated presentation

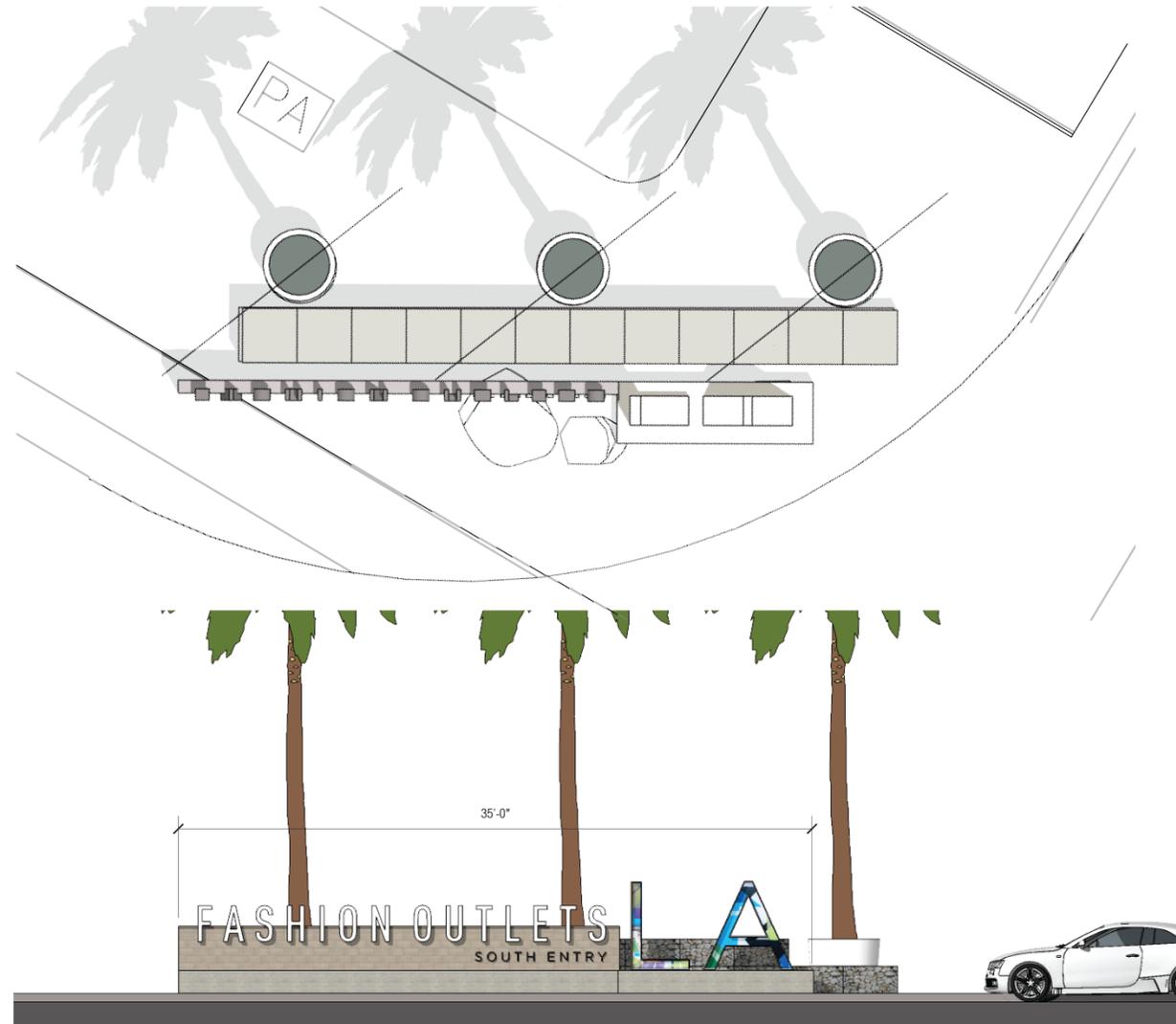


## GRAPHICS – Lifestyle enhancement



## IDENTITY – integrated with facades

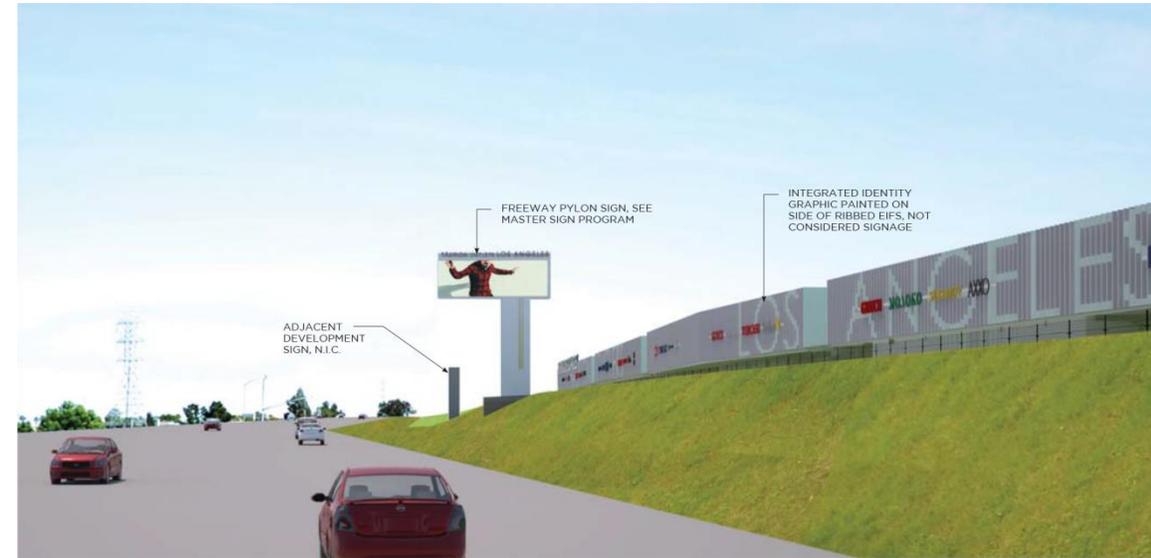
# Signage – Monument ID



# Signage –East / 405



VIEW FROM 405 FREEWAY



VIEW FROM 405 FREEWAY



# Signage - West



VIEW FROM LEONARDO DRIVE



VIEW FROM LEONARDO DRIVE



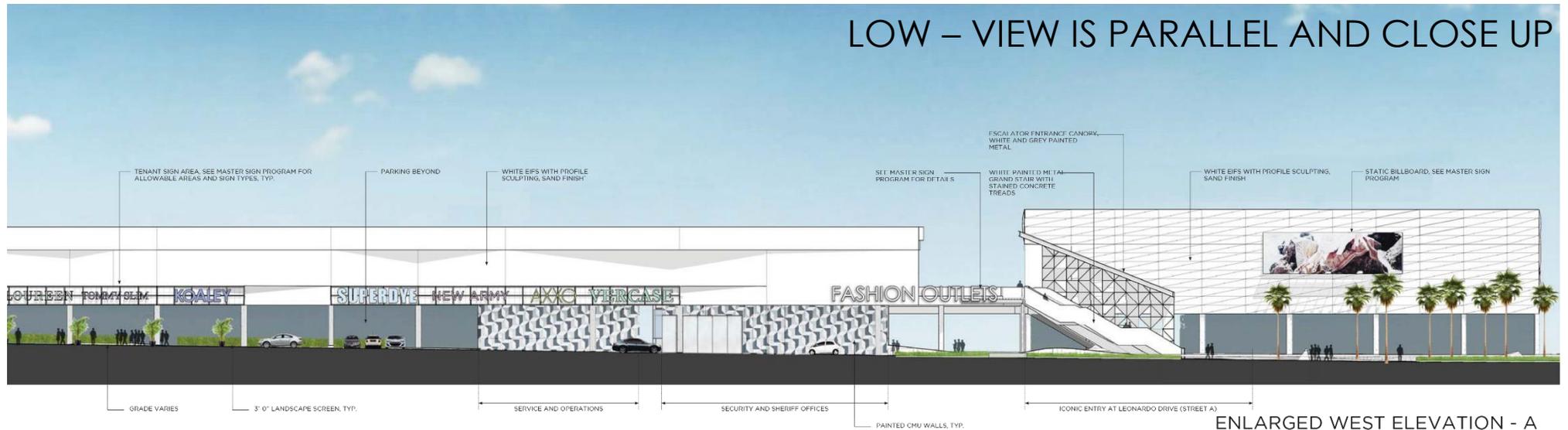
# Signage - comparison

HIGH – VIEW IS PARALLEL FARTHER AWAY



ENLARGED EAST ELEVATION - A

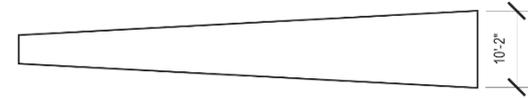
LOW – VIEW IS PARALLEL AND CLOSE UP



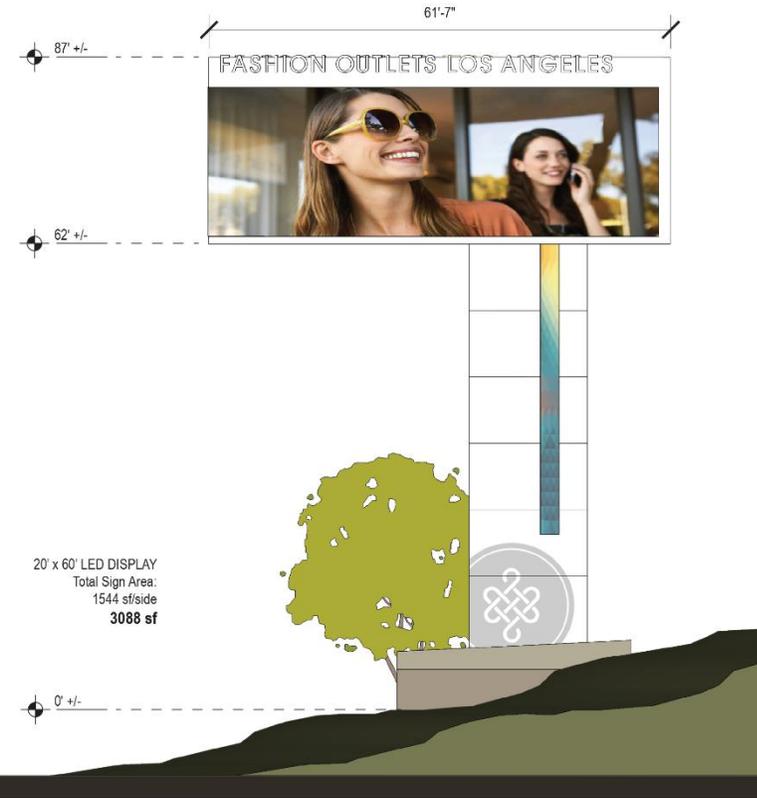
ENLARGED WEST ELEVATION - A

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

# FOLA Pylon Signage



2 Plan  
Scale: 1/16" = 1'-0"



20' x 60' LED DISPLAY  
Total Sign Area:  
1544 sf/side  
3088 sf

1 Elevation  
Scale: 1/16" = 1'-0"

CONCEPTUAL DESIGN

# Current Environmental/Regulatory Status

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- ▶ Remedial Action Plan (1995)
  - Modified by Explanation of Significant Differences (2009)
- ▶ Groundwater Extraction and Treatment System (GETS)
  - Fully operational
- ▶ Gas Collection and Control System (GCCS)
  - ~30% completed on Cells 3,4,5
- ▶ Landfill Cap
  - ~20% completed on Cells 3,4,5
- ▶ Building Protection Systems (BPS)
  - Installed under Landfill Operations Center

# Next Steps

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## ▶ Complete Design of Remedial Systems

- GCCS
- Landfill Cap
- Building Protection Systems

## ▶ Construction

- Completion of Remedial Systems
- Completion of Horizontal Improvements

## ▶ Operations

- Completion of Landfill Operations Center
- Completion of Vertical Construction

# For More Information

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- ▶ Now through start of Construction
  - Project Website
    - [www.cra-cclf.com](http://www.cra-cclf.com)
  - Project Information Line
    - (877) 928-4566
  - Neighborhood Meetings
    - Prior to start of construction
  
- ▶ During construction
  - Construction Relations Officer
    - Full-time on-site RES employee
    - Liaison with residents
    - 24-hour construction hotline
  - Construction-Related Monitor
    - Document compliance with mitigation measures
    - Monthly reports filed with the city

# Construction Schedule

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- ▶ Starting Q1 2018
  - Monday through Saturday
  - 7am to 8pm
  
- ▶ Remedial Construction
  - Completed by late 2018
    - Site Preparation/Grading
    - Gas Collection and Control System
    - Landfill Cap
    - Subsurface Building Protection System
    - Foundation Piles
  
- ▶ Horizontal Construction
  - Completed by mid-2019
    - Utility Lines
    - Curb, gutter, sidewalks, streets
  
- ▶ Vertical Construction
  - Macerich development completed by late 2020
  - Remaining development completion date to be determined

# Noise Reduction – Pile Driving

- ▶ Mechanical devices used to install piles into competent soil for foundational support
  - Displacement Drilling
    - creates cavities for piles to be lowered into place
    - produces minimal noise and no vibration
  - Pile Driving
    - piles are lowered into cavities created during Displacement Drilling
- ▶ Will use noise attenuation shields or shrouds

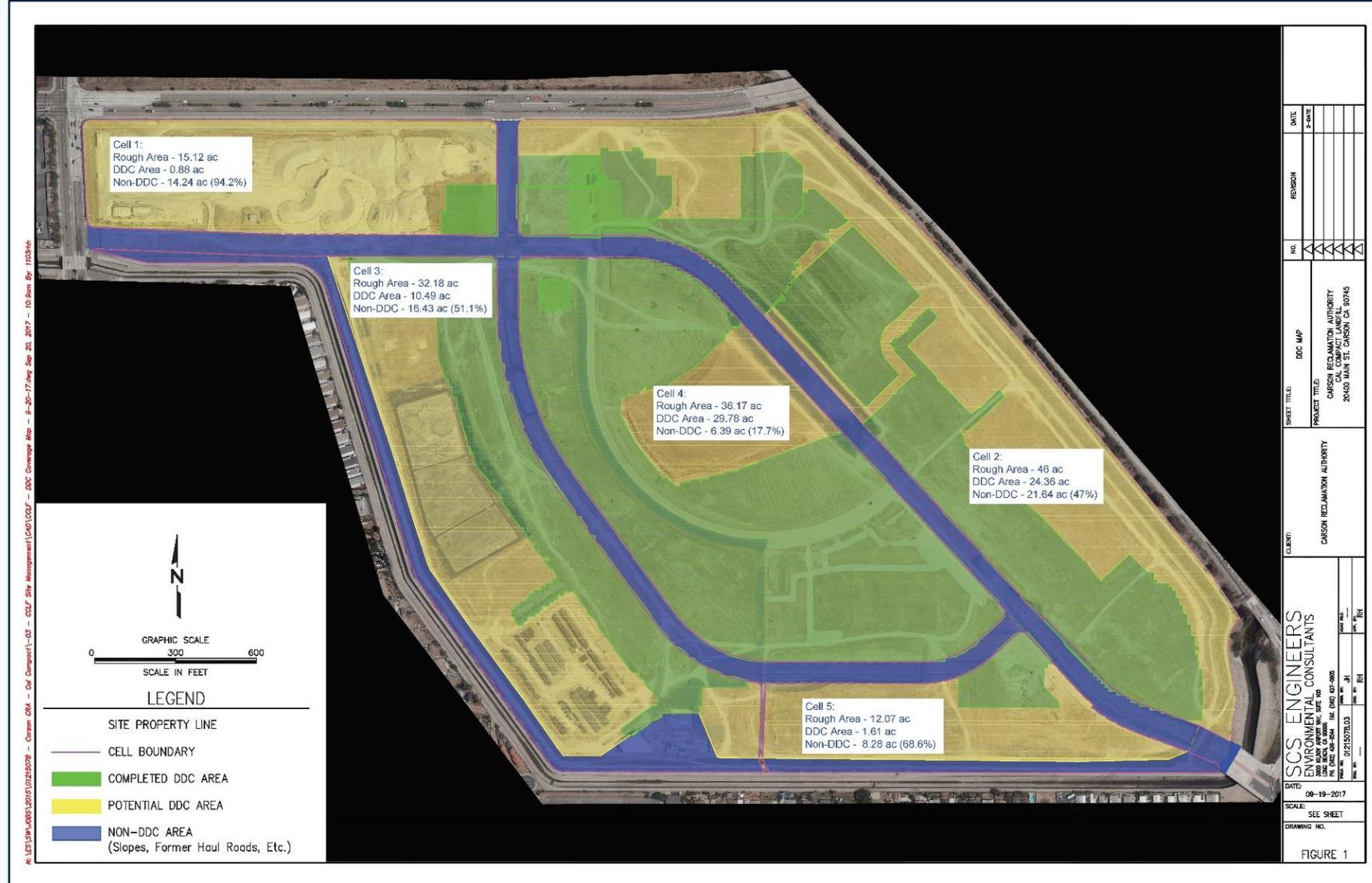


# Vibration Reduction - DDC

- ▶ Used to increase the density of the soil
- ▶ Involves dropping a heavy weight at regularly spaced intervals
- ▶ 68 acres complete based on prior site plan
- ▶ Remaining 67 acres are being analyzed to determine if DDC is needed
- ▶ DDC Pilot Program
  - Vibration monitors
  - Start small, gradually increase
- ▶ Duration 90-120 days max



# DDC Map



N:\LDS\09\48813\016\01216208 - Carson CA - Cell Compact\03 - CDF Site Management\CAD\CDF - DDC Coverage Map - 6-20-17.dwg, Sep 20, 2017 - 10:50am By: f102414

# Why a Supplemental EIR?

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- ▶ As in-depth review in the form of an EIR has already been done for the approved project, the City's ability to require further environmental review is confined by law.
- ▶ Given the existing EIR retains substantial informational value for the proposed modifications to the approved Project, a Supplement to the EIR has been prepared ("Supplemental EIR" or "SEIR").
- ▶ The SEIR carries forward mitigation measures from the EIR, with modifications as warranted, and includes new mitigation measures to address potential impacts of the proposed modifications to the approved Project.

# Purpose of the SEIR

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- ▶ The SEIR compares the proposed modified Project (the Specific Plan amendment) to the approved Project to determine if the proposed changes will require major revisions to the certified EIR because of any new significant impacts, changes in circumstances or substantial new information that was not previously evaluated.
- ▶ When evaluating and providing disclosure of environmental consequences (construction and operation) as compared to the approved Project, the SIER:
  - Addresses regulatory updates since the time of certified EIR
  - Includes changes in circumstances, such as existing conditions, methodology, new environmental topics, etc.

# CEQA Process

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- ▶ Initial Study/Notice of Preparation (NOP) – August 1, 2017
- ▶ Public Scoping Period (August 1- August 31, 2017)
  - Public Scoping Meeting (August 23, 2017)
- ▶ Draft SEIR
- ▶ 45-day Public Review Period (October 3, 2017 – November 17, 2017)
- ▶ Final SEIR/Responses to Comments
- ▶ Project Entitlement Consideration and SEIR Certification

# Topics Analyzed in the Draft SEIR

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- ▶ Air Quality
- ▶ Geology and Soils
- ▶ Land Use and Planning
- ▶ Noise
- ▶ Traffic and Circulation
- ▶ Visual Resources
- ▶ Utilities (Wastewater and Solid Waste)
- ▶ Effects Found Not to be Significant (including agricultural and forestry resources, biological resources, cultural resources, etc.)
- ▶ Other Environmental Considerations (including new regulations related to greenhouse gas emissions, energy, etc.)

# Supplemental Environmental Impact Summary

Resource Area	Approved FEIR Level of Significance	Draft SEIR Level of Significance	New Significant Impact?
Air Quality	Significant and Unavoidable	Significant and Unavoidable	Yes
Geology and Soils	Less than Significant	Less than Significant	No
Land Use and Planning	Less than Significant	Less than Significant	No
Noise	Significant and Unavoidable	Significant and Unavoidable	No
Traffic and Circulation	Significant and Unavoidable	Significant and Unavoidable	No
Visual Resources	Significant and Unavoidable	Significant and Unavoidable	No
Wastewater (Utilities)	Less than Significant	Less than Significant	No
Solid Waste (Utilities)	Less than Significant	Less than Significant	No

# Significant and Unavoidable Impacts

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## Air Quality

- ▶ Like the approved project, Significant and Unavoidable Impacts for construction and operation emissions. No feasible or enforceable mitigation measures were identified that would reduce construction and operational emissions to a less than significant level.
- ▶ PM2.5 impacts for the proposed modified Project are substantially the same as for the approved Project, if PM2.5 had been regulated in 2006. However, even with implementation of feasible mitigation, a new significant and unavoidable impact related to regional PM2.5 emissions would occur.

# Mitigation Measures

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## Mitigation Measure

MM G-1: Fugitive Dust Control

MM G-2: Construction Equipment Maintenance and Tuning

MM G-3: Minimization of Exhaust Emissions

MM G-4: Electricity from Power Poles

MM G-5: Vehicles Prohibited from Idling for More Than 5 Minutes

MM G-6: Heavy-duty Construction Equipment Shall Use Alternative Clean Fuels

MM G-7: Using Coating and Solvents Consistent with SCAQMD Rules

MM G-8: Compliance with SCAQMD Rule 402 – Odors

MM G-9: Construction Vehicle Tires to be Washed Before Leaving Site

MM G-10: All Fill Material Hauled by Trucks Shall be Covered by a Tarp or Other Means

MM G-11: Dust Generating Activities Shall be Feasibly Controlled

# Mitigation Measures

## Mitigation Measure

MM G-12: Provide Documentation that Air-Borne Risks Associated with the Remedial Action Plan has been Evaluated to the Satisfaction of DTSC

MM G-13: All Point Source Facilities to Obtain Required Permits

MM G-14: Land Uses Shall Not Emit Odors or Toxic Contaminants

MM G-15: All Buildings Shall Exceed the 2016 CA Title 24 Energy Efficiency Standards

MM G-16: All Lighting Fixtures Shall be Regulated by Automatic Devices

MM G-17: Building Materials and Cleaning Products Shall be SCAQMD Compliant and Low-VOC

MM G-18: Deliveries are to be Scheduled During Off-Peak Traffic Periods

MM G-19: The Applicant Shall Coordinate with MTA, City of Carson, and LADOT to Provide Information about Local Bus and Rail Services

MM G-20: Safe and Convenient Access to Bus Stops and Public Transportation Facilities Given Consideration During Site Plan Review

# Mitigation Measures

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## Mitigation Measure

MM G-21: The Applicant Shall Pay a Fair Share Contribution for a Low Emission Shuttle Service

MM G-22: The Applicant Shall Provide Bicycle Racks

MM G-23: The Applicant Shall Provide Bicycle Paths

MM G-24: The Applicant Shall Provide Convenient Pedestrian Access

MM G-26: Project Construction Shall be Phased to Extend the Architectural Coating Phase

MM G-27: On-Property Residential Units Shall not Contain Any Hearths

MM G-28: The Project Shall Incorporate Outdoor Electrical Outlets

MM G-29: The Project Shall Designate at Least 8% of All Commercial Parking Spaces for Priority Parking

# Significant and Unavoidable Impacts

## **Construction Noise and Vibration Impacts**

- ▶ The proposed modified Project would, like the approved Project, result in a significant increase in ambient noise.
- ▶ Like the approved Project, impacts related to increases in ambient noise would be significant even with implementation of mitigation

# Noise and Vibration Mitigation Measures

## Mitigation Measure

MM H-1: All Contractors are Required to Comply with City of Carson Municipal Code Sections 4101 (i) and (j) and Reduce Construction Noise through Equipment Retrofit, Use of Noise Barriers, and/or Effective Staging

MM H-2: The Applicant Shall Conduct a DDC Pilot Program Prior to Initiating additional DDC Activities on a Site-Wide Basis

MM H-3: Continuous Vibration Monitoring Shall be Conducted on an Ongoing Basis During DDC and Pile Driving Activities

MM H-4: The Applicant Shall Retain a Construction Monitor Pursuant to the Satisfaction of the Community Development Director

MM H-5: All Commercial Parking Lots Shall Be Located a Minimum of 150 feet from an Off-Site Residential Structure to the South and West Unless an 8 Foot High Wall is Implemented

MM H-6: All Parking Structures Shall Be Located a Minimum of 150 Feet from an Off-Site Residential Structure Use to the South and West

MM H-7: During Operations, Truck Deliveries Occurring Within 250 feet of an Off-Property Residential Use Shall Not Occur Between 10:00 p.m. and 7:00 a.m.

# Significant and Unavoidable Impacts

## Traffic and Circulation

Significant impacts at eleven intersections; seven unavoidable

No.	Intersection	Timing
3.	Main Street & I-405 southbound on-ramp	P.M. peak hours
5.	Vermont Avenue & Del Amo Boulevard	A.M. and P.M. peak hours
7.	Figueroa Street & Del Amo Boulevard	P.M. peak hours
8.	Main Street & Del Amo Boulevard	P.M. peak hours
10.	Avalon Boulevard & Del Amo Boulevard	P.M. peak hours
12.	Figueroa Street & I-110 northbound ramps	A.M. and P.M. peak hours

# Significant and Unavoidable Impacts

## Traffic and Circulation (cont.)

Significant impacts at eleven intersections; seven unavoidable

No.	Intersection	Timing
15.	Figueroa Street & Torrance Boulevard	P.M. peak hour
20.	Main Street & 213 <sup>th</sup> Street	P.M. peak hour
22.	Vermont Avenue & Carson Street	A.M. and P.M. peak hours
23.	Figueroa Street & Carson Street	A.M. and P.M. peak hours
25.	Avalon Boulevard & Carson Street	P.M. peak hour

# Traffic and Circulation Mitigation Measures

## Mitigation Measure

MM C-1: Construction Management Plan

MM C-2.1: Main Street and I-405 Southbound On-Ramp

MM C-3: Vermont Avenue and Del Amo Boulevard

MM C-5: Figueroa Street and Del Amo Boulevard

MM C-6: Main Street and Del Amo Boulevard

MM C-6.1: Avalon Boulevard and Del Amo Boulevard

MM C-8: Figueroa Street and I-110 Northbound Ramps

MM C-9: Figueroa Street and Torrance Boulevard

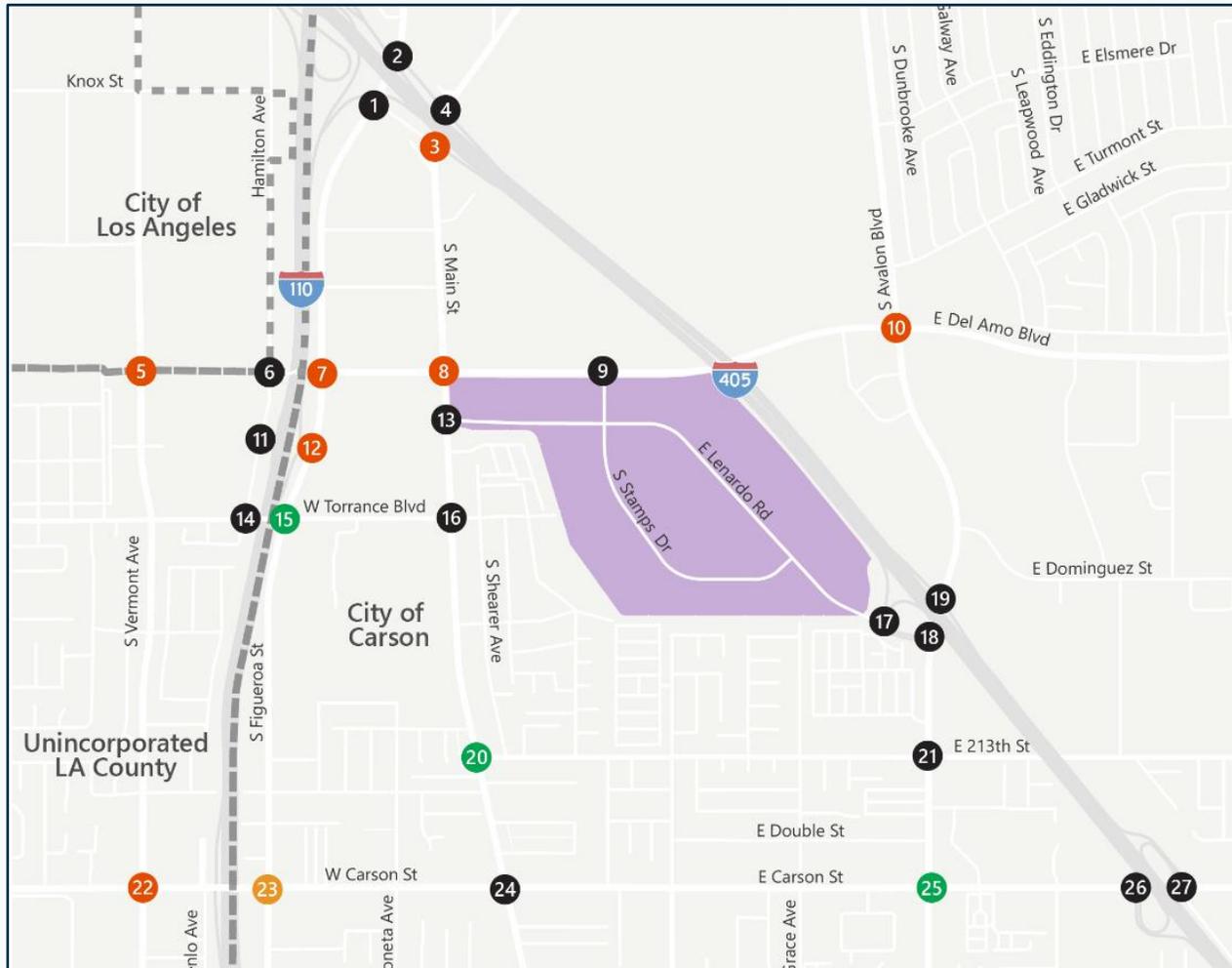
MM C-10.1: Main Street and 213<sup>th</sup> Street

MM C-11: Vermont Avenue and Carson Street

MM C-14: Avalon Boulevard and Carson Street

MM C-16: Coordination with Carson Circuit, Metro, Torrance Transit, and LADOT

# Study Intersection Impacts and Mitigations



- Project Site
- No Significant Impact Identified
- Temporary Impact (2017 Conditions Only)
- City Boundaries
- Impact Fully Mitigated (Mitigation Approved by the City of Carson)
- Significant and Unavoidable Impact (Mitigation Determined Infeasible by the City of Carson)

## Impact Fully Mitigated

- 15. Figueroa Street & Torrance Boulevard
- 20. Main Street & 213th Street
- 25. Avalon Boulevard & Carson Street

## Temporary Impact

- 23. Figueroa Street & Carson Street

## Significant and Unavoidable

- 3. Main Street & I-405 SB On-Ramp
- 5. Vermont Avenue & Del Amo Boulevard
- 7. Hamilton Avenue & Del Amo Boulevard
- 8. Main Street & Del Amo Boulevard
- 10. Avalon Boulevard & Del Amo Boulevard
- 12. Figueroa Street & I-110 NB Ramps
- 22. Vermont Avenue & Carson Street

# Impacted Study Intersections

TABLE A THE DISTRICT AT SOUTH BAY IMPACTED STUDY INTERSECTIONS					
Impacted Intersection	Mitigation Feasible	Temporary Impact (Post-Construction Conditions Eliminate Impact)	Significant and Unavoidable		
			Inconsistent with Existing Policies and Plans	Probability of Outside Jurisdiction Rejecting the Mitigation	Right-of-Way Constraints
3. Main Street & I-405 SB On-Ramp				✓ Caltrans	
5. Vermont Avenue & Del Amo Boulevard				✓ City of Los Angeles / Los Angeles County	
7. Hamilton Avenue & Del Amo Boulevard			✓		
8. Main Street & Del Amo Boulevard			✓		✓
10. Avalon Boulevard & Del Amo Boulevard			✓		
12. Figueroa Street & I-110 NB Ramps			✓	✓ Los Angeles County / Caltrans	✓
15. Figueroa Street & Torrance Boulevard	✓				
20. Main Street & 213th Street	✓				
22. Vermont Avenue & Carson Street			✓	✓ Los Angeles County	
23. Figueroa Street & Carson Street		✓			
25. Avalon Boulevard & Carson Street	✓				

# Comparison of Alternatives

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## Summary of Significant & Unavoidable (S&U) Impacts

	AQ	TRAF	NOI
<b>Proposed Project</b>	S&U	S&U	S&U
<b>Alternative 1A</b>	-	-	-
<b>Alternative 1B</b>	S&U	S&U	S&U
<b>Alternative 2</b>	S&U	S&U	S&U

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# Thank You