



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

Community Outreach Meeting at 6:00 pm

October 25, 2017

# Tonight's Agenda

- ▶ Presentation of the Specific Plan Amendment
- ▶ Presentation of the Supplemental Environmental Impact Report (SEIR)
- ▶ Break-out Session
  - ▶ Specific Plan Amendment
  - ▶ Fashion Outlets of Los Angeles (FOLA)
  - ▶ Remedial Systems, Construction, and DDC
  - ▶ California Environmental Quality Act
- ▶ Public Comments

# About The Presenters

## RE | Solutions (RES)

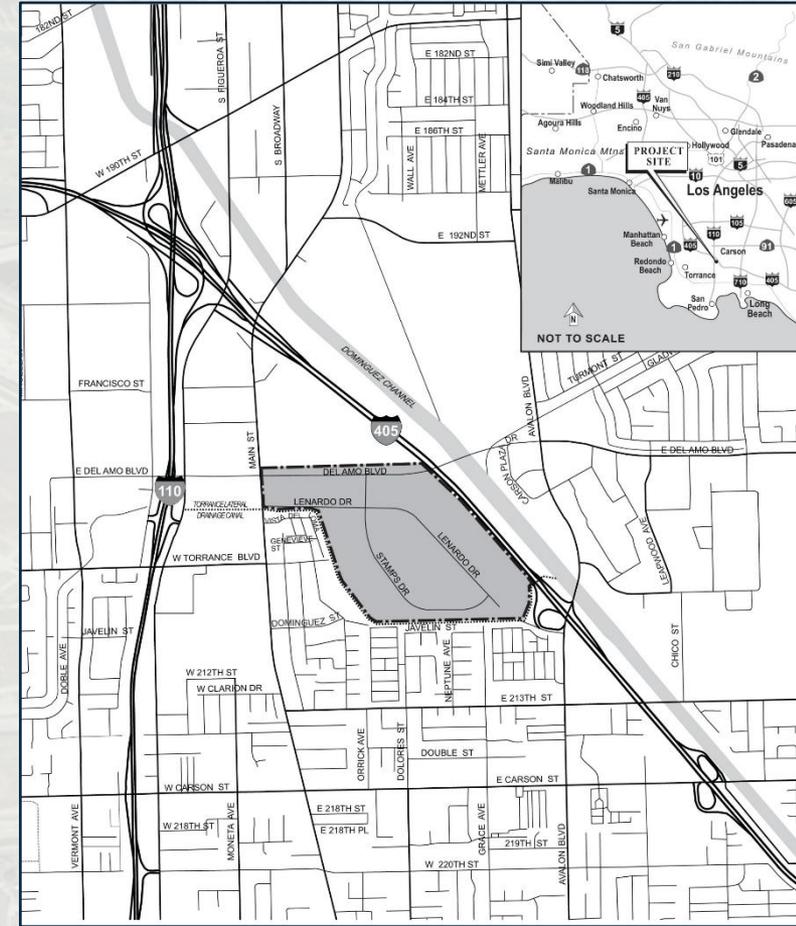
- ▶ Horizontal Master Developer
- ▶ Specific Plan Amendment
- ▶ Environmental Design & Construction
  - Groundwater Extraction and Treatment System
  - Gas Collection and Control System
  - Landfill Cap
- ▶ Civil Design & Construction
  - Piles
  - Pile Caps
  - Structural Slabs
  - Utilities
  - Streets

## Environmental Science Associates (ESA)

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

# Site History

- ▶ 157 acre former landfill site
- ▶ Operated as Class II Landfill from 1959 to 1965
- ▶ Approximately 7 million cubic yards of solid municipal waste
- ▶ Approximately 2.6 million barrels of industrial liquid waste



# 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 Since the stadium was located elsewhere, the overlay zone is no longer in effect.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

# The District at South Bay



- ▶ 157 acre former landfill site
- ▶ 11 acres North of Del Amo being developed as 300 residential units
- ▶ 1,250 residential units
- ▶ 696,500 SF Outlet Retail
- ▶ 100,000 SF Restaurant
- ▶ 585,000 SF Regional Commercial
- ▶ 90,000 Neighborhood Retail
- ▶ 130,000 SF Commercial Recreation and Entertainment
- ▶ 350 hotel rooms

# Summary of Differences

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

4

Updates to  
lighting and  
signage

5

Removal of  
affordable  
housing  
requirements

6

Modifications  
to boundaries  
to conform to  
the  
remediation  
program  
boundaries

7

Phased  
occupancy  
of cells on  
the Property

# Summary of Differences

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

# Existing vs. Proposed

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

# Carson Marketplace Apartments



**MATERIAL SCHEDULE**

1. PARAPET WALL
2. EXTERIOR SAND FINISH STUCCO
3. HORIZONTAL LAP SIDING
4. DECORATIVE TRELIS
5. DECORATIVE METAL RAILING
6. VINYL WINDOW
7. TRANSOM WINDOW @ MEZZINE
8. METAL REGLET
9. DECORATIVE LIGHT FIXTURE
10. HANDIC PANELS



PERSPECTIVE

CARSON, CA

MBK Homes  
 4 Park Plaza, #100  
 Irvine, CA 92614  
 (949) 759-8911

**CARSON MARKETPLACE APARTMENTS**  
 300 UNIT RESIDENTIAL COMMUNITY



May 30, 2017

EXTERIOR ELEVATIONS BUILDING TYPE 4

**SUMMA**  
 ARCHITECTS  
 3234 S. Plumeria Road, Ste. 400  
 Anaheim, CA 92803  
 www.summaarch.com 714.724.1198

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# Developer Profile



An S&P 500 company, Macerich is one of the country's leading owners, operators and developers of major retail real estate. Macerich's remarkable developments and redevelopments earn industry accolades and perform for retailers, partners and shoppers.

# Current Environmental / Regulatory Status

- ▶ 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

## 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

## ▶ 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

## ▶ 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





# CEQA Process

- ▶ Initial Study/Notice of Preparation (NOP) - August 1, 2017
- ▶ Public Scoping Period (August 1- August 31, 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

# Prior Timeline

- ▶ An Environmental Impact Report (“EIR”) was certified for the Specific Plan for Carson Marketplace in 2006.
  - ▶ An EIR is the highest level of environmental review for a project.
- ▶ Addendum to the FEIR for Carson Marketplace processed in 2009
  - ▶ Analyzed the changes to the flare system as part of the overall landfill gas collection system.
- ▶ Amendment to the Carson Marketplace Specific Plan adopted to rename as the Boulevards Specific Plan in 2011

# Why a Supplemental EIR?

- ▶ 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 can include new mitigation measures to address potential impacts of the proposed modifications to the approved Project.

# Purpose of the SEIR

- ▶ 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.

# Topics Analyzed in the Draft SEIR

- ▶ 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 <sup>1</sup>
Geology and Soils	Less than Significant with Mitigation	Less than Significant with Mitigation	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	Yes <sup>2</sup>
Visual Resources	Significant and Unavoidable	Significant and Unavoidable	No
Wastewater (Utilities)	Less than Significant with Mitigation	Less than Significant with Mitigation	No
Solid Waste (Utilities)	Less than Significant with Mitigation	Less than Significant with Mitigation	No

**Note:**

<sup>1</sup> The project would result in a new significant impact related to emissions of PM2.5 arising from a newly assessed regulatory requirement. Had current PM2.5 thresholds been applied in 2006, the approved Project would have also resulted in significant and unavoidable impacts.

<sup>2</sup> While there is a new significant and unavoidable traffic impact with the proposed modified Project, overall traffic impacts are reduced compared to the approved Project if the approved Project were modeled under today's conditions.

# Alternatives Considered in the Draft SEIR

## Draft SEIR Evaluates Three Alternatives to the Proposed Project

- ▶ Alternative 1A: No Project - No Development
- ▶ Alternative 1B: No Project - Development under Approved Project
- ▶ Alternative 2: Reduced Modified Project

# Next Steps

- ▶ Compile comments at end of comment period (November 17, 2017) and prepare responses to comments as part of Final SEIR as required by CEQA
- ▶ Planning Commission Workshop on November 8, 2017
- ▶ Planning Commission Hearing and Recommendation to City Council to consider Project Entitlements and Final SEIR December 12, 2017
- ▶ City Council Final Action January 2018

# Providing Comments Today

- ▶ **Submit Written Comments to Team**
- ▶ **Provide verbal Comments during Public Meeting Portion**
  - ▶ Complete a speaker card and submit to staff
    - ▶ Provide email address for future notification
  - ▶ Proceed to the microphone when called
  - ▶ Provide your first and last name for the record, if you so choose
  - ▶ Provide your comments
    - ▶ Three minute time limit per speaker
    - ▶ Court reporter for official records

Thank you for your participation