

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF DETERMINATION

To: Office of Planning and Research
State Clearinghouse
P.O. Box 3044, 1400 Tenth Street, Room 212
Sacramento, CA 95812-3044

From: Department of Toxic Substances Control
Site Mitigation and Restoration Program
5796 Corporate Avenue
Cypress, CA 90630

Subject: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OF THE PUBLIC RESOURCES CODE

Project Title: The Creek at Dominguez Hills Explanation of Significant Differences

State Clearinghouse Number: 2018081078

Project Location: 340 Martin Luther King Jr. Street/ Avalon Boulevard, Carson

County: Los Angeles

Project Applicant: Plenitude Holdings LLC. 18565 Jamboree Rd Suite 200, Irvine, CA 92612

Project Description: The Department of Toxic Substances Control (DTSC) approved the Creek at Dominguez Hills Explanation of Significant Differences (ESD) to the previously approved Soil and Landfill Gas Media Remedial Action Plan (2016 RAP) for the former BKK Landfill, Carson Dump Operable Unit 2 on June 15, 2016. The Victoria Golf Course (the Site) subsequently was developed above the former landfill with approximately 94 acres of the southern portion of the Site. The Project, referred to as "The Creek at Dominguez Hills", will be redeveloped into a new recreational, sports fitness, and wellness destination with ancillary commercial use.

Subsequently, based on California Health and Safety Code Section 25356.1; Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Section 117(c); and the National Oil and Hazardous Substances Pollution Contingency Plan (NCP) Section 300.435 (c)(2)(i), it was determined that an ESD to the RAP was required.

The changes to the current Victoria Golf Course use that are included in the ESD include the following activities:

- Demolition of a 94-acre portion of the existing golf course and associated facilities.
- Site preparation, including clearing and grubbing of the existing vegetative cover, grading, compaction, and importing of clean fill material. It is anticipated that 200,000 cubic yards of fill material will be required to support the construction of the project.
- Construction of a temporary bridge over the Dominguez Branch Channel.
- Remedial earthwork excavation, including alterations to the existing landfill cap and relocation of soil/waste on Site. Waste removed will be relocated to specified waste relocation areas on Site. These areas will have the soil cover removed, the relocated waste will be placed into the excavation, and the soil cap will be replaced in compliance with the RAP and Remedial Design and Implementation Plan. There may be certain locations or constraints that could require the installation of alternate cover systems using geosynthetics such as geomembranes, geotextiles, geocomposites and/or geosynthetic clay liners. It is conservatively estimated that up to 160,000 cubic yards of waste would be relocated and reconsolidated on Site.
- Installation of pile foundations. All proposed structures and building floor slabs would be placed on pile foundations, extending through the existing fill and refuse and into the underlying natural soil, thus minimizing the potential for damage as a result of subsidence.
- Construction of a landfill gas collection and control system (LGCCS) to minimize the potential migration of landfill gasses to the surface and/or off Site.
- Construction of a building protection system (BPS) under the foundation of all proposed-on Site buildings to minimize future potential vapor intrusion into the buildings. The passive BPS has been designed to have the capability of turning active if the need arises in the future.
- Construction of the proposed facilities, including vertical building construction, paving/concrete, and landscape installation.

The County of Los Angeles, as the Lead Agency pursuant to the California Environmental Quality Act (CEQA) certified the Creek at Dominguez Hills Project (EIR) on November 24, 2020. The Project would develop the Creek at Dominguez Hills, with approximately 509,500 square feet of buildings, including a multi-use indoor sports complex, enhanced driving range experience, youth learning experience facility, skydiving facility, marketplace, clubhouse, recreation and dining center, restaurants, and a sports wellness center. The project would also provide outdoor activity facilities including zip lining, a community park, open space areas, a putting green, and a jogging path.

DTSC utilized the Creek at Dominguez Hills Project EIR in evaluating the potential environmental effects of the proposed ESD. DTSC prepared a Statement of Findings concluding that the Lead Agency Final Environmental Document adequately analyzed impacts associated with the ESD Project activities.

As a Responsible Agency under the California Environmental Quality Act (CEQA), DTSC approved the above-described project on December 15, 2022 and has made the following determinations:

1. The project will not have a significant effect on the environment.
2. A Statement of Findings was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of project approval.
4. A Statement of Overriding Considerations was not adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

The administrative record for this project is available to the public by appointment at the following location:

Department of Toxic Substances Control
Site Mitigation and Restoration Program
5796 Corporate Avenue
Cypress, CA 90630

Additional project information is available on EnviroStor: www.envirostor.dtsc.ca.gov/public/

Contact Person	Contact Title	Phone Number
Nick Ta	Project Manager	(714) 484-5381

Approver's Signature:



Date:

December 20, 2022

Approver's Name	Approver's Title	Approver's Phone Number
A. Edward Morelan	Branch Chief	(714) 484-5440

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: