

ASSESSING DEVELOPER INTEREST

**Ancillary Facility for Porsche Experience Center
20331 Main St., Carson, CA**

January 20, 2017

Property: Location

- Located just west of Porsche Experience Center
- Exceptional transportation corridor; located within 1/4-mile of both the 405 and 110 freeways



Property: Overview

- 5 acres
- Currently used as nursery
- Former organic refuse landfill and petroleum pipeline R.O.W.
- Zoned ML-ORL-D
- FAR of 0.5
- Owner has expressed interest in selling property to a developer
- The City is also eager to have 3 adjacent parcels developed (50 additional acres)
- Site would be ideal for ancillary facilities for Porsche Experience Center (e.g., hotel)
- Site would also be ideal for office, manufacturing, or distribution centers
- Site is likely to be a challenging candidate for multi-family residential or sensitive receptors (e.g., medical) due to resulting enhanced environmental remediation standards.

Property: Environmental

- **Lead Agency** – Department of Toxic Substances Control
- **Potential Contaminants of Concern** – pesticides, volatile organic compounds, and semi-volatile organic compounds
- **Extent of Contaminants** - Unknown
- **Estimated Remediation Costs** - Unknown

Possible Sources of Environmental Funds

- Coverage from pre-1986 CGL insurance policies policies?
- Recovery from pre-1973 title holders: Four Corners Pipeline and Petroleum Lakes Glazer Company?
- DTSC Targeted Site Investigation (TSI) Program?
- EPA Brownfields Assessment Grant?

Property: Opportunities/Benefits

- Owner wants to sell
- Carson has zoning flexibility
- Lead environmental agency (DTSC) is supportive of site development
- Developer can capitalize on nearby \$50M investment
- Carson has included site in Vision Plan
- Community supports redevelopment in this area
- Freeway and surface street access is tremendous

What is needed?

The City of Carson is asking for:

- Environmental grant funding/financial alternatives
- Environmental regulatory & legal assistance
- Guidance to provide liability protections to bona fide purchasers
- Introductions to developers