Appendix A-1

Notice of Preparation (NOP)

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Imperial Avalon Mixed-Use Project

Date: **January 13, 2021**

To: **State Agencies, Responsible Agencies, Local and Public Agencies, and Interested Parties**

From: **City of Carson, Community Development Department, Planning Division**

Subject: **Notice of Preparation of a Draft Environmental Impact Report for the Imperial Avalon Mixed-Use Project**

This Notice of Preparation (NOP) has been prepared to notify agencies and interested parties that the City of Carson (City), as lead agency, is commencing preparation of an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) to evaluate the potential environmental effects associated with adoption and implementation of the Imperial Avalon Specific Plan (Specific Plan) and the Imperial Avalon Mixed-Use Project (Project).

The City is requesting input from interested individuals, organizations, and agencies regarding the scope and content of the environmental analysis to be included in the upcoming EIR. Pursuant to CEQA Guidelines Section 15083, this NOP also serves to facilitate consultation with any persons or organizations that may be concerned with the environmental effects of the Project. In accordance with CEQA, the City requests that agencies provide comments on the environmental issues related to the statutory responsibilities of their particular agency.

Additionally, this NOP serves as a notice for the public scoping meeting, which is held to expedite and facilitate the consultation process. This NOP contains a description of the proposed Specific Plan and Project, the Project location, and a preliminary determination of the environmental resource topics to be addressed in the EIR. Because the City has already determined that an EIR is required for the Project, as permitted by CEQA Guidelines Section 15060(d), the City will not prepare an Initial Study, but instead will begin work directly on the Draft EIR.

PROJECT LOCATION

The approximate 27.31-acre Project site is located in the central part of the City, immediately southwest of Interstate (I) 405. The Project site is bound by a concrete-lined flood control channel and the future location of The District (The Boulevards) at South Bay Specific Plan to the north, Avalon Boulevard to the east, East 213th Street to the south, and Grace Avenue to the west.

Specifically, the Project site is located at 21207 South Avalon Boulevard, Carson, California 90745. The Specific Plan area is comprised of five Assessor Parcel Numbers (APNs): 7337-001-025, -026, -027, -028, and -029. Under the existing conditions, the Project site is comprised of the Imperial Avalon Mobile Estates mobile home park.

PROJECT DESCRIPTION

The land uses permitted in the Specific Plan would directly correspond to the final Project's land use mix and would include residential uses, as well as a commercial component and park space that would be accessible to the surrounding neighborhood and community. The Project would involve removal of the existing on-site uses and construction of two residential apartment buildings and two residential apartment

mixed use buildings within the eastern half of the Project site, and 48 townhome buildings within the western half of the Project site. The Project would allow for the construction of 833 residential units within the four apartment buildings, 180 of which would be age-restricted for senior residents. The apartment buildings would contain a mix of studio, one-bedroom, and two-bedroom units. The Project would also include construction of 380 dwelling units within the townhome portion of the Project. The townhomes would consist of a mix of two- and three-bedroom units. A total of 1,213 residential dwelling units would be provided. The residential apartment mixed use buildings would contain one restaurant and one café respectively.

The Project also proposes a dog park, central park with amenity/leasing spaces. The café will front the central park and a restaurant space will front Avalon Boulevard. In addition, the Project would construct a pedestrian bridge across the Dominguez Channel along the northern boundary of the Project site to connect to the future retail outlet mall.

Overall, the Project proposes approximately 1,530,894 square feet of residential space, 7,152 square feet of commercial uses, and 647,027 square feet of parking space.

POTENTIAL ENVIRONMENTAL IMPACTS OF THE PROJECT

Environmental Topics Potentially Affected

The EIR will evaluate whether implementation of the Specific Plan and Project may potentially result in one or more significant environmental impacts. The potential environmental effects to be addressed in the EIR will include, but may not be limited to the following:

- Aesthetics
- Air Quality
- Cultural and Tribal Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation
- Utilities and Service Systems
- Cumulative Impacts

The EIR will also address other CEQA-mandated topics, including growth inducement and Project alternatives.

Environmental Topics Not Affected

An Initial Study has not been prepared. Instead, the Project description, above, has been prepared to provide important information about the Specific Plan and probable environmental impacts associated with implementation of the Specific Plan on the Project site. Because of the existing condition of the Project site, and due to the characteristics of the proposed development that would occur as a result of the Specific Plan, implementation of the Specific Plan is expected to not result in significant impacts to the following environmental issue areas, which the City is proposing to "scope out" of the EIR without further study.

Agricultural and Forestry Resources

The Project site is located in a highly developed part of the City, with the vast majority of the area containing paved surfaces and manmade structures. No readily available opportunities for agricultural or forestry operations exist on site or in the surrounding area. According to the California Department of Conservation's California Important Farmland Finder, most of Los Angeles County, including the City of Carson, is not mapped as part of the state's Farmland Mapping and Monitoring Program; thus, the Project site does not contain Prime Farmland, Unique

Farmland, or Farmland of State Importance (collectively "Important Farmland")[1], nor does it contain any parcels under a Williamson Act contract.[2] Additionally, according to the land cover map produced by the California Department of Forestry and Fire Protection (CAL FIRE), neither the Project site nor the surrounding area are identified as forestland or timberland. Therefore, impacts associated with agricultural and forestry resources would not occur and will not require further evaluation in the EIR.

Biological Resources

Under the existing conditions, the Project site is predominantly developed with paved surfaces and manmade structures. A limited amount of landscape areas are located within the Project site and along the public rights-of-way contain ornamental trees, shrubs, and turf. This vegetation, which was planted in conjunction with the existing residential users and the City, is ornamental in nature, entirely surrounded by urban development, and does not form a cohesive plant community that would provide quality suitable habitat for candidate, sensitive or special status wildlife species, or would support wildlife movement. Additionally, given these existing on-site conditions, wetlands or other jurisdiction waters are not found within the Project site.[3] Further, any development activities conducted pursuant to the Specific Plan would be required to comply with all applicable requirements set forth by the City, including the City's parkway tree preservation and protection regulations. Therefore, impacts associated with biological resources would not occur and will not require further evaluation in the EIR.

Mineral Resources

According to the City's General Plan, no known significant mineral resources are located within the City.[4] No mineral extraction activities occur on or adjacent to the project site, and no known mineral resources are present on site. Thus, impacts associated with mineral resources would not occur and will not require further evaluation in the EIR.

Wildfire

Based on the CAL FIRE's Fire Hazard Severity Zones maps, the entire City, including the Project site, is not located in or near state responsibility areas or lands classified as Very High Fire Hazard Severity Zones.[5] Therefore, impacts associated with wildland fire would not occur and will not require further evaluation in the EIR.

NOTICE OF PREPARATION AND PUBLIC SCOPING MEETING

The City has established a 30-day public scoping period from January 13, 2021 to February 12, 2021. During the scoping period, the City's intent is to disseminate Project information to the public and solicit comments from agencies, organizations, and interested parties, including nearby residents and business owners, regarding the scope and content of the environmental information to be included in the EIR, including mitigation measures or Project alternatives to reduce potential environmental effects. During this period, the NOP and additional Project information may be accessed electronically at the following website:

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[1] DOC (Department of Conservation). 2020. "California Important Farmland Finder." Accessed January 6, 2021. https://maps.conservation.ca.gov/dlrp/ciff/.

[2] DOC. 2018. "The Williamson Act Status Report 2016-17." Accessed January 6, 2021. Released 2018. https://www.conservation.ca.gov/dlrp/wa/Documents/stats_reports/2018%20WA%20Status%20Report.pdf.

[3] USFWS (United States Fish and Wildlife Service). 2020. National Wetlands Inventory, Wetlands Mapper, Search by Address. Accessed January 6, 2021. http://www.fws.gov/wetlands/Data/Mapper.html.

[4] City of Carson. 2002. City of Carson General Plan Environmental Impact Report. SCH no. 2001091120. Prepared by RBF Consulting. October 30, 2002. http://ci.carson.ca.us/content/files/pdfs/planning/generalplan/EIR.pdf.

[5] CAL FIRE (California Department of Forestry and Fire Services). 2020. Fire Hazard Severity Zone Viewer. Accessed January 6, 2021. http://egis.fire.ca.gov/FHSZ/.

http://ci.carson.ca.us/CommunityDevelopment/ImperialAvalon.aspx

Public Scoping Meeting

During the 30-day public scoping period, the City will hold a virtual public scoping meeting on Thursday, January 28th, 2021 at 6:00 p.m. via the Zoom webinar link below. Governor's Executive Order N-25-20 allows local governments to hold meetings via teleconferencing while still meeting state transparency requirements. Therefore, the Project's public scoping meeting will be held online, through an online type format.

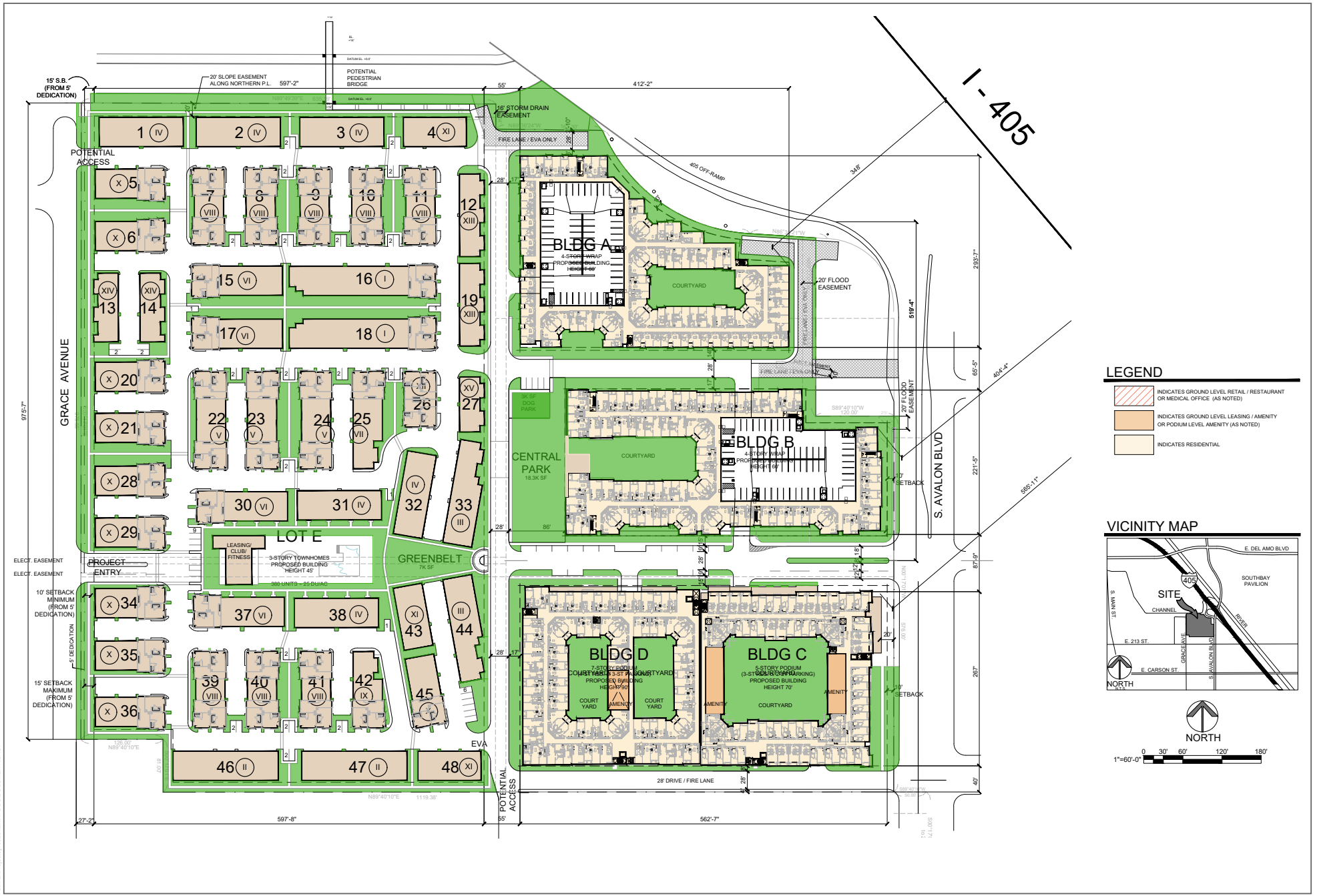
rebrand.ly/ImperialAvalonScoping

The public scoping meeting will provide an additional opportunity to receive and disseminate information, identify potential environmental issues of concern, and discuss the scope of analysis to be included in the EIR. **The scoping meeting is not a public hearing, and no decisions on the Specific Plan or the associated development Project will be made at this meeting**. It is an additional opportunity for agencies, organizations, and the public to provide scoping comments in person on what environmental issues should be addressed in the EIR. All public agencies, organizations, and interested parties are encouraged to attend and participate in this meeting.

Scoping Comments

All scoping comments must be received in writing by 5:00 p.m. on February 12, 2021, which marks the end of the 30-day public scoping period. All written comments should indicate an associated contact person for the agency or organization, if applicable, and reference the Project name in the subject line. Pursuant to CEQA, responsible agencies are requested to indicate their statutory responsibilities in connection with the proposed Specific Plan when responding. Please mail or email comments and direct any questions to the following contact person:

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SOURCE: AO 2020

DUDEK

Site Plan

Imperial Avalon Mixed-Use Project