

**NOTICE OF EXEMPTION**

**To:** Office of Planning and Research  
*Via CEQA Submit (CEQAnet)*

Los Angeles County Clerk  
12400 Imperial Highway  
Norwalk, CA 90650

**From:** Public Agency City of Carson  
701 East Carson Street  
Carson, CA 90745

**Contact:** McKina Alexander, Planning Manager  
(310) 952-1761  
planning@carsonca.gov

**Project Title:** Imperial Avalon Mixed-Use Project Amended and Restated Development Agreement

**Project Applicant:** Imperial Avalon DE, LLC

**Project Location – Specific:** 21207 S. Avalon Blvd, Carson, CA (APNs 7337-001-025, -026, -027, -028, and -029)

**Project Location – City:** Carson

**Project Location – County:** Los Angeles

**Project Description:** The Imperial Avalon Mixed-Use development project consists of 764 multi-family residential units in two buildings of up to four stories each, 351 attached/detached and stacked flat townhome units of up to three stories each, 111,581 square feet of publicly accessible open space (including a minimum 22,859 square foot park), and 10,000 square feet of commercial restaurant space.

The NOE-related project approval at issue is the City's approval of an amended and restated development agreement ("A/R DA") for the Imperial Avalon Mixed-Use development project. The original development agreement was approved in 2022, and the City Council certified an Environmental Impact Report (SCH No. 2021010116) for the original development agreement on December 6, 2022. The original development agreement was subsequently amended through minor modifications approved by the City's Community Development Director between May 2024 and February 2026 ("Minor Modifications"). The A/R DA incorporates and integrates the changes made through the previously approved Minor Modifications, along with other technical modifications, into one consolidated document.

**Name of Public Agency Approving Project:** City of Carson

**Name of Person or Agency Carrying Out Project:** McKina Alexander, Planning Manager

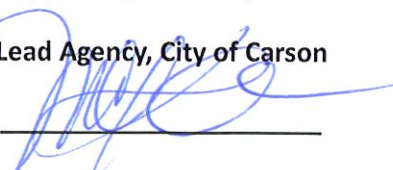
**Exemption:** Common Sense Exemption – CEQA Guidelines Section 15061(b)(3)

**Basis for Exemption:**

Approval of the A/R DA is covered by the commonsense exemption, which provides that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Here, it can be seen with certainty that there is no possibility that the amendments made by the A/R DA may have a significant effect on the environment. The amendments largely integrate modifications to the original development agreement that were previously approved and are primarily related to the payment of fees and the provision of public benefits as well as other technical provisions such as mortgagee protection and assignment approval provisions, rather than making physical changes to the Project or Project site.

**Signed By Lead Agency, City of Carson**

**Signature:** \_\_\_\_\_



**Title:** Planning Manager

**Date:** April 9, 2026