



## **NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT**

### **Jefferson on Avalon Specific Plan Project**

**Date:** September 25, 2019

**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 Jefferson on Avalon Specific Plan 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 Jefferson on Avalon Specific Plan (Specific Plan).

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. In accordance with CEQA, the City requests that agencies provide comments on the environmental issues related to the statutory responsibilities of their particular agency. This NOP contains a description of the proposed Specific Plan, its location, and a preliminary determination of the environmental resource topics to be addressed in the EIR.

#### **PROJECT LOCATION**

The Specific Plan area encompasses approximately 20 acres of land within the central portion of the City, which is located in the South Bay/Harbor area of the County of Los Angeles (Figure 1). The Specific Plan area consists of three distinct parcels, separated by the public rights-of-way of Avalon Boulevard and 213th Street. The largest of the three parcels (Parcel A) is an approximately 14-acre triangular parcel located adjacent to Interstate 405 fronting Avalon Boulevard to the west and 213th Street to the south. The second largest parcel (Parcel B) is an approximately 4-acre rectangular parcel located west of Avalon Boulevard on the northwest corner of Avalon Boulevard at 213th Street. The smallest of the parcels is an approximately 2-acre parcel (Parcel C) located just south of Parcel B, which fronts both 213th Street and Avalon Boulevard and wraps around the corner gas station.

Parcels A and B contain previously occupied commercial automobile dealerships. Under the existing conditions, Parcels A, B, and C are used as automobile storage lots for off-site automobile dealerships. The existing General Plan designation for the three parcels is Regional Commercial. The existing zoning district for Parcel A and B is Commercial Automotive (CA), while Parcel C is zoned Commercial Regional with Design Overlay (CR-D).

The Specific Plan area is surrounded on all sides by developed properties and urbanized land uses. Surrounding land uses include Interstate 405 to the north and east; commercial, institutional, and low-density residential uses to the south; and a mobile home park and low-density residential uses to the west.

## **PROJECT DESCRIPTION**

The Specific Plan consists of both (1) adoption of the Specific Plan and (2) implementation of the Specific Plan through the development of a mixed-use development on Parcels A, B, and C.

Adoption of the Specific Plan would create three planning areas (one for each parcel) and would establish land use zones for commercial (hotel and restaurant), medium-density residential, and high-density residential uses across the three planning areas (Figure 2). Each land use zone would provide individual allowable uses, development standards, and architectural guidelines to guide development. As proposed, the Specific Plan would allow for up to 1,200 dwelling units, 15,000 square feet of commercial and food service uses, and 200 hotel rooms.

Additionally, both a development application and site plan have been submitted to the City that outline a plan to develop a project within the Specific Plan area in accordance with the Specific Plan. Development of Specific Plan area would involve the physical implementation of the Specific Plan through the demolition of all existing on-site structures and construction of a mixed-use project on Parcels A, B, and C.

Adoption of the Specific Plan and any subsequent development project(s) within the Specific Plan area would require discretionary approvals from the City, including:

- (1) A General Plan Amendment to change the land use designations for the Specific Plan area from Regional Commercial to Urban Residential;
- (2) A zone change to change the zoning designations for the Specific Plan area from Commercial Automotive (for Parcels A and B) and Commercial Regional with Design Overlay (for Parcel C) to Specific Plan;
- (3) Adoption of the Specific Plan;
- (4) Approval of the tentative tract maps, parcel maps, site plan, and design review to accommodate the proposed mixed-use development within the Specific Plan area;
- (5) Approval of a development agreement between the City and Project applicant for the proposed mixed-use development within the Specific Plan area; and
- (6) Certification of the EIR that will analyze, disclose, and mitigate for (if necessary) significant environmental impacts resulting from implementation of the Specific Plan.

## **POTENTIAL ENVIRONMENTAL IMPACTS OF THE PROJECT**

### **Environmental Topics Potentially Affected**

The EIR will evaluate whether implementation of the Specific Plan 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. Because of the existing condition of the Specific Plan area and due to the characteristics of the development project 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 Specific Plan area 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 Los Angeles County’s Important Farmland 2016 and Williamson Act FY 2015/2016 maps published by the California Department of Conservation, the Specific Plan area and surrounding area are identified as “Urban and Built-Up Land” and are not under a Williamson Act contract. Additionally, according to the land cover map produced by the California Department of Forestry and Fire Protection (CAL FIRE), neither the Specific Plan area 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 Specific Plan area is predominantly developed with commercial structures and surface parking lots. A limited amount of landscape area located along the boundaries of the Specific Plan area and along the public rights-of-way contain ornamental trees, shrubs, and grasses. This vegetation, which was planted previously by the former on-site automobile dealership 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 Specific Plan area. 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. 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 Specific Plan area, is not located in or near state responsibility areas or lands classified as Very High Fire Hazard Severity Zones. 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 September 25, 2019, to October 24, 2019. 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, including the draft Specific Plan, may be accessed electronically at the following website: <http://ci.carson.ca.us/CommunityDevelopment/Planning.aspx>

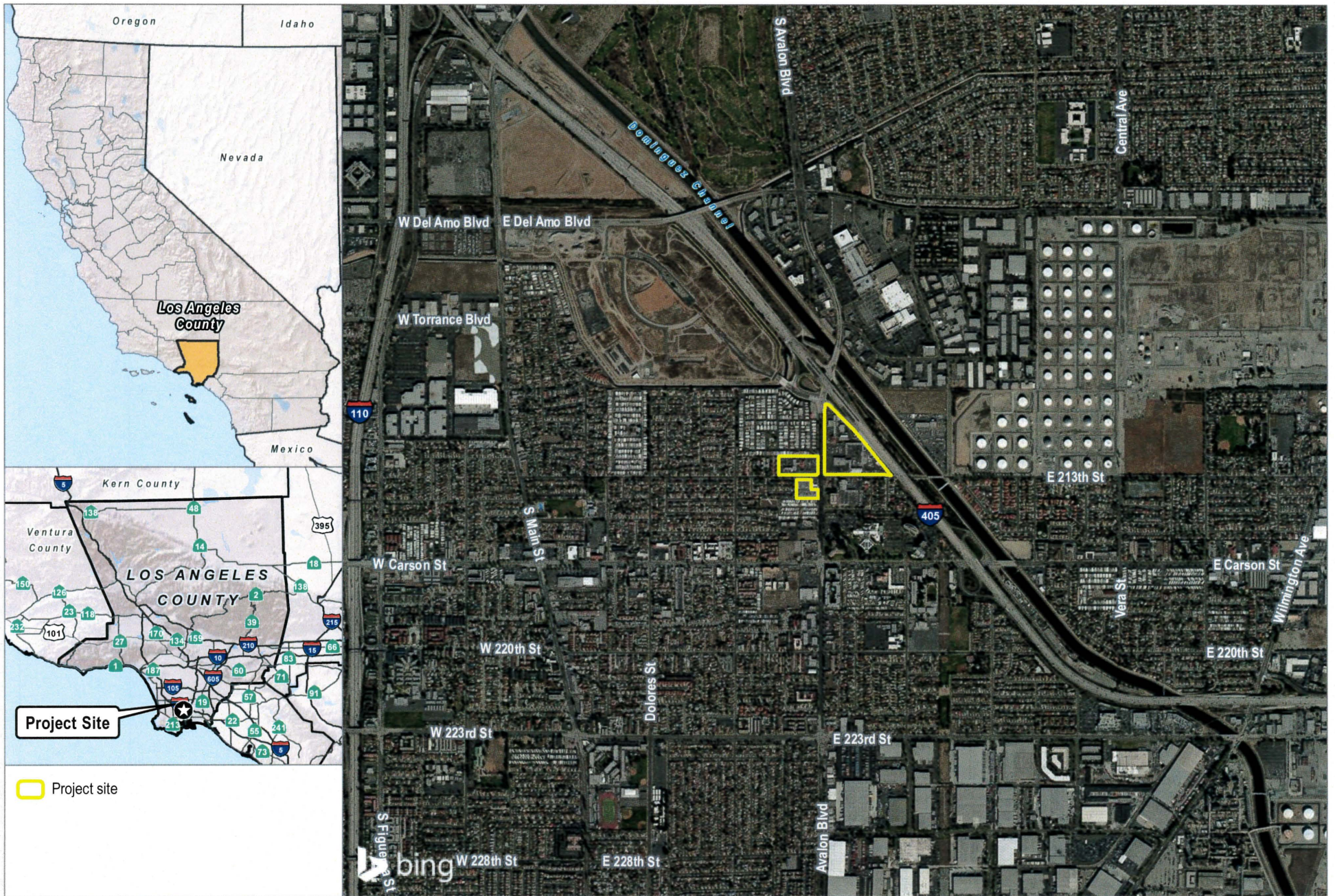
### **Public Scoping Meeting**

During the 30-day public scoping period, the City will also hold a public scoping meeting on Wednesday, October 9, 2019, at 5:00 p.m. at Carson Community Center, Room 111, 801 E. Carson Street, Carson, California 90745. 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 October 24, 2019, by 5:00 p.m., 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:

Gena Guisar, AICP, Planner  
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SOURCE: Bing 2019; Open Street Map 2019



**FIGURE 1**  
Project Location

Jefferson on Avalon Specific Plan Project



SOURCE: JPI Development, LLC

**FIGURE 2**