



## NOTICE OF AVAILABILITY OF A FINAL ENVIRONMENTAL IMPACT REPORT

Imperial Avalon Mixed-Use Project (SCH No. 2021010116)

**To:** Agencies, Organizations, and Interested Parties

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

**Subject:** Notice of Availability of a Final Environmental Impact Report (EIR). The City of Carson (the City) is the Lead Agency under the California Environmental Quality Act (CEQA) for the proposed project identified below. The City has prepared an EIR for the proposed project identified below. The Final EIR contains responses to comments on the Draft EIR, and any necessary errata to the Draft EIR.

**Project Title:** Imperial Avalon Mixed-Use Project

**Project Location:** The Project site is located at 21207 South Avalon Boulevard in the City of Carson, approximately 17 miles south of downtown Los Angeles and approximately 7.1 miles east of the Pacific Ocean. The site is in the South Bay area of Los Angeles County and is currently developed with the Imperial Avalon Mobile Estates mobile home park. It is comprised of approximately 27.31 acres located immediately southwest of the San Diego Freeway (I-405) just south of the Avalon Boulevard interchange.

**Project Description:** The land uses permitted in the Imperial Avalon 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 four multi-story mixed-use buildings within the eastern half of the Project site, and 380 for-sale townhome units 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 District Specific Plan Area.

Overall, the Project proposes approximately 1,527,694 square feet of residential space, 10,352 square feet of commercial uses, and 647,027 square feet of parking space.

**Summary of Impacts:** The Project would result in significant and unavoidable impacts related to short-term construction noise. All other topics would have a less than significant impact.

**Document Availability:** The Final EIR is available for review on the City's website at <https://ci.carson.ca.us/CommunityDevelopment/ImperialAvalon.aspx>. Copies of the Final EIR are also

available for public review by appointment at the Community Development Department, Planning Division located at: City of Carson City Hall, 701 East Carson Street, Carson, CA 90745. To make an appointment please contact the Planning Division at (310) 952-1761.

**Public Hearing:** The City of Carson Planning Commission will conduct a public hearing to consider certification of the EIR and recommend approval to the City Council the Project and its associated entitlements. The Project is scheduled to be considered by the Planning Commission at a virtual special meeting on November 21, 2022 at 6:30 pm. The agenda for the hearing, along with meeting attendance instructions, will be posted on the City website ([https://ci.carson.ca.us/communitydevelopment/planning\\_agenda.aspx](https://ci.carson.ca.us/communitydevelopment/planning_agenda.aspx)).



November 10, 2022

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Date