

Space reserved for Recorder/County Clerk use

THIS NOTICE WAS POSTED
ON December 07 2022
UNTIL January 06 2023
REGISTRAR – RECORDER/COUNTY CLERK

2022 264365

FILED
Dec 07 2022
Dean C. Logan, Registrar – Recorder/County Clerk
Electronically signed by CARINA CHEN

Notice of Determination

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

Los Angeles County Clerk
12400 Imperial Highway
Norwalk, California 90650

From:
Public Agency: City of Carson
701 East Carson Street
Carson, California 90745
Contact: Gena Guisar
310.952.1761 ext. 1365
gguisar@carsonca.gov

SUBJECT: *Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.*

State Clearinghouse Number: 2021010116

Project Title: Imperial Avalon Mixed-Use Project

Project Applicant: Imperial Avalon, LLC

Project Location: Approximately 27 acres located at 21207 Avalon Boulevard, Carson, California 90745 (Assessor Parcel Numbers 7337-001-025, -026, -027, -028, and -029)

Project Description: The proposed Project includes up to 764 multifamily residential units within two buildings up to four stories in height (or sixty eight feet and six inches) including at least one parking structure per building on the eastern portion of the Site, and 351 attached/detached and staked flat townhome units of up to three stories (or thirty eight feet and six inches) on the western portion of the Site. The Project entitlements include: Site Plan and Design Review (DOR) to approve the development of 1,115 total residential dwelling units, 10,000 square feet of restaurant area, and 111,581 square feet of publicly accessible but privately maintained open space; Vesting Tentative Tract Map (VTTM) for the proposed subdivision of the Project site; Specific Plan (SP) for adoption of the Imperial Avalon Specific Plan for the Project site; Development Agreement (DA); General Plan Amendment (GPA) to change the Project site's General Plan land use designation from Regional Commercial and Low Density Residential to Urban Residential; and a Zone Change (ZC) to change the Project site's zoning from Commercial, Automotive and RM-8-D zone to Imperial Avalon Specific Plan.

This is to advise that on November 21, 2022 the City Planning Commission certified the Project's Environmental Impact Report and made certain CEQA findings, approved the VTTM and DOR and recommended approval to the City Council of Specific Plan No. 21-19, GPA No. 105-19, Zone Change No. ZCC 118-19 and DA No. 23-19. On November 22, 2022 the Project applicant filed a limited appeal of only VTTM Condition #48 to ensure consistency with the Project's Development Agreement. On December 6, 2022, the City of Carson approved the appeal and VTTM with modified conditions of approval as well as adopted Specific Plan No. 21-19 (first reading), General Plan Amendment No. 105-19, Zone Change No. ZCC 118-19 (first reading), and Development Agreement No. DA 23-19 (first reading). Acting as lead agency on December 6, 2022 the City Council also made, ratified and affirmed the Planning Commission's CEQA findings and actions as the Council's own, including that

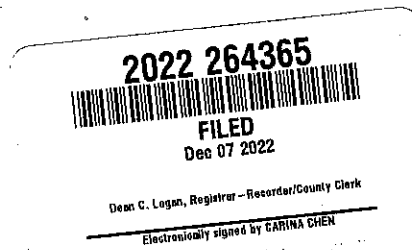
1. The Project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this Project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of approval of the Project.
4. A mitigation reporting or monitoring plan was adopted for this Project.
5. A statement of Overriding Considerations was adopted for this Project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Final EIR with comments, and responses, , any necessary errata, and the record of Project approval is available to the General Public at 701 East Carson Street, Carson, California 90745.

Signature: *Gena Guisar* Title: Gena-Guisar, Interim Planning Manager

Date: December 7, 2022 Date Received for filing at OPR: _____

Authority Cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.



This is a true and certified copy of the record
if it bears the seal, imprinted in purple ink,
of the Registrar-Recorder/County Clerk

DEC 07 2022

Diane C. Lynn REGISTRAR-RECORDER/COUNTY CLERK
LOS ANGELES COUNTY, CALIFORNIA



Dean C. Logan
Los Angeles County Registrar / Recorder
12400 Imperial Highway, Norwalk, CA
(800)201-8999

BUSINESS FILINGS REGISTRATION
NORWALK DEPARTMENT HEADQUARTER

Cashier: C. CHEN



* 2 0 2 2 1 2 0 7 1 2 4 0 0 0 4 *

Wednesday, December 7, 2022 10:24 AM

Item(s)

<u>Fee</u>	<u>Qty</u>	<u>Total</u>
NoD - County Posting Fee 2022264365	1	\$75.00
NoD - Environmental Impac 2022264365	1	\$3,539.25
Notice - Certified Copy 2022264365	1	\$2.00
Total		\$3,616.25

Total Documents: 1

Customer payment(s):

Check	\$3,614.25
Cash	\$5.00
Change	(\$3.00)

Check List:

#2249 \$3,614.25