


THIS NOTICE WAS POSTED  
ON December 14 2022  
UNTIL January 13 2023  
REGISTRAR – RECORDER/COUNTY CLERK

2022 270192  
  
FILED  
Dec 14 2022  
Dean C. Logan, Registrar – Recorder/County Clerk  
Electronically signed by ISAUORA CORREA

**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 (on first reading), General Plan Amendment No. 105-19, Zone Change No. ZCC 118-19 (on first reading), and Development Agreement No. DA 23-19 (on 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.

On December 13, 2022 the City Council adopted on second reading Specific Plan No. 21-19, Zone Change No ZCC 118-19 and Development Agreement No. DA 31-19 and associated ordinances.

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 14, 2022 Date Received for filing at OPR: \_\_\_\_\_

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



Dean C. Logan, Registrar - Recorder/County Clerk  
Electronically signed by ISAUARA CORREA

State of California—Natural Resources Agency  
**CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE**  
**2022 ENVIRONMENTAL FILING FEE CASH RECEIPT**

RECEIPT # 202212141230024
STATE CLEARING HOUSE # (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF CARSON			DATE 12/14/2022
COUNTY/STATE AGENCY OF FILING LOS ANGELES			DOCUMENT NUMBER 2022270192
PROJECT TITLE IMPERIAL AVALON MIXED-USE PROJECT			
PROJECT APPLICANT NAME GENA GUI SAR			PHONE NUMBER
PROJECT APPLICANT ADDRESS 701 EAST CARSON STREET	CITY CARSON	STATE CA	ZIP CODE 90745

**PROJECT APPLICANT (Check appropriate box):**

- Local Public Agency    
  School District    
  Other Special District    
  State Agency    
  Private Entity

**CHECK APPLICABLE FEES:**

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$ 3,539.25
<input type="checkbox"/> Negative Declaration (ND)(MND)	\$2,548.00	\$ 0.00
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ 0.00
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,203.25	\$ 0.00
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$ 75.00
<input type="checkbox"/> Project that is exempt from fees		
<input type="checkbox"/> Notice of Exemption		
<input type="checkbox"/> CDFW No Effect Determination (Form Attached)		
<input type="checkbox"/> Other _____		\$ 0.00

**PAYMENT METHOD:**

- Cash    
  Credit    
  Check    
  Other \_\_\_\_\_    
 \$ 3,614.25

SIGNATURE <b>X</b> 	TITLE ITC
---	--------------

1;Z653419455160019280156761680000:  
12400 Imperial Highway, Norwalk, CA  
(800)201-8999

BUSINESS FILINGS REGISTRATION  
NORWALK DEPARTMENT HEADQUARTER

Cashier: I. CORREA



Wednesday, December 14, 2022 4:38 PM

Item(s)

Fee	Qty	Total
NoD - County Posting Fee 2022270192	1	\$75.00
NoD - Environmental Impac 2022270192	1	\$3,539.25

**Total** **\$3,614.25**

Total Documents: 1

Customer payment(s):

Check \$3,614.25

Check List:

#403485

#403486

\$2,000.00

\$1,614.25