



CITY OF CARSON

November 1, 2005

NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT – SCH No. 2005051059

To: Owners of Property and Occupants Within 500 Feet and other interested parties

Project Name: Carson Marketplace

SITE LOCATION: In the City of Carson, the area bounded by the I-405 Freeway to the east, Main Street to the west, the Torrance Lateral Drainage Canal to the west and south, and a utility open space corridor to the north.

REDEVELOPMENT AREA: Redevelopment Area No. One

DUE DATE FOR PUBLIC COMMENTS: December 15, 2005.

PROJECT DESCRIPTION: The Carson Marketplace Project would develop a 168-acre site with some or all of the following uses: neighborhood commercial, regional commercial, commercial recreation/entertainment, restaurant, hotel, and residential. Specifically, the Applicant's proposal consists of a total of 1,550 residential units (1,150 for-sale units and 400 rental residential units), and 1,995,125 square feet (sq.ft.) of commercial floor area, inclusive of a 300 room hotel. The Applicant is proposing a wide range of land uses in order to create a diversity of on-site activity that responds to the future needs and demands of the southern California economy. In order to fully respond to these demands, the proposed Project includes an Equivalency Program that would allow the composition of on-site development to be modified in a manner that does not increase the Project's impacts on the environment. For example, office uses might be developed in place of a portion of the above proposed uses subject to the Equivalency limitations. Project development would be guided by a comprehensive set of development standards and regulations which are set forth in detail in the Carson Marketplace Specific Plan. These regulations identify permitted uses and development and design standards. These regulations, in combination with the development limits, would define the extent and nature of future on-site development.

Of the 168-acre site, 157 acres are located on a site that previously served as a landfill. As a result of remnant contamination from past use, the 157-acre portion of the Project site is listed, pursuant to Section 65962.5, on the Hazardous Waste and Substances Site (Cortese) list.

Anticipated significant environmental effects:

The Draft EIR has identified potentially significant impacts due to Project operations on Visual Quality, Traffic and Circulation, and Air Quality. Potentially significant impacts would occur during construction on Air Quality, and Noise. In addition, implementation of the Project's mitigation measures at off-site locations could result in significant impacts during construction and operations.

DOCUMENT REVIEW AND COMMENT:

If you wish to review a copy of the Draft Environmental Impact Report (Draft EIR) or the documents referenced in the Draft EIR, you may do so at the Carson Redevelopment Agency, 1 Civic Plaza Drive, Suite 200, Carson, CA 90745. Copies of the Draft EIR are also available for review at the City of Carson Department of Planning and Environmental Services at 701 E. Carson Street, Carson, CA 90745. A copy of the Draft EIR is also available at the following Library Branches:

- 1) Carson Regional Library, 151 East Carson, Carson, California 90895
- 2) Victoria Park Library, 17906 South Avalon Boulevard, Carson, California 90746.

The Draft EIR is also available online at the City of Carson's website [ci.carson.ca.us]. The Draft EIR may also be purchased as a hard copy or cd-rom from the City of Carson Redevelopment Division or Planning Division. Contact Ron Winkler at the Redevelopment Division at (310) 233-4800, or contact the Planning Division at (310) 952-1761.

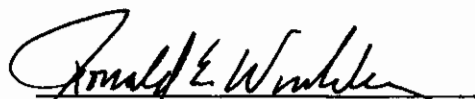
If you wish to submit comments following review of the Draft EIR, please reference the State Clearinghouse Number above, and submit them in writing by **December 15, 2005**

A public hearing regarding this EIR will be held at 6:30 P.M. on November 29, 2005. A hearing notice is attached.

Please direct your comment to:

Ronald E. Winkler
Economic Development Manager
Carson Redevelopment Agency
1 Civic Plaza Drive, #200
Carson, California 90745

rwinkler@carson.ca.us



RONALD E. WINKLER
Economic Development General
Manager
Carson Redevelopment Agency



CITY OF CARSON

NOTICE OF PUBLIC HEARING

**ADDRESS ANY COMMUNICATIONS TO:
OFFICE OF THE DEVELOPMENT SERVICES DEPARTMENT
701 EAST CARSON STREET
CARSON, CALIFORNIA 90745**

Carson Marketplace Environmental Impact

The Planning Commission of the City of Carson, California, will conduct a Public Hearing, at which time you may be present and be heard, concerning an Environmental Impact Report for Carson Marketplace, a project with 1550 residential units and 1,995,125 square feet of commercial uses. The applicant is proposing a Specific Plan No. 10-05, a Zoning Change Amendment No. 149-05 and a General Plan Amendment No. 13-05. The subject property is located southwest of the I-405 Freeway, north of the Avalon Boulevard Interchange, east of Main Street and north and south of Del Amo Boulevard. The property totals 168 acres.

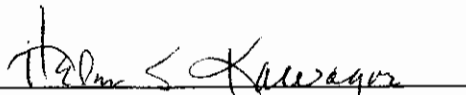
The Environmental Impact Report has a 45 day period in which comments may be made at the hearing or in writing sent to the address below. The period started November 1, 2005 and will end December 15, 2005. If you challenge the approval or denial of this application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, or to City Hall prior to December 15, 2005. If you are no longer the owner of the property, please forward this notice of hearing to the current owner. Documents are on file and additional information may be obtained through Development Services, City Hall, or telephone (310) 952-1761. Copies are located at the libraries at 1515 E. Carson St. and 21356 S. Avalon Blvd., Carson.

TIME: 6:30 P.M., Tuesday, November 29, 2005

PLACE: Council Chambers, City Hall
701 East Carson Street
Carson, California 90745

APPLICANT: Carson Marketplace, LLC

DATED: This 1st day of November, 2005.


Helen S. Kawagoe, City Clerk
City of Carson, California