



# CITY OF CARSON

August 1, 2017

## NOTICE OF PREPARATION OF A SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

Pursuant to request by the Carson Reclamation Authority (CRA), a California joint powers authority, the City of Carson (City) will be considering an amendment to the Boulevards at South Bay Specific Plan adopted by the City (to be renamed “The District at South Bay Specific Plan”) and related improvements. The CRA and City have agreed that the City shall serve as the lead agency in connection with review under the California Environmental Quality Act (CEQA) of the proposed project (also referred to as the District at South Bay). Pursuant to Section 15082(a) of the CEQA Guidelines (14 C.C.R. Section 1500 *et seq.*), the City has determined that a Supplemental Environmental Impact Report (SEIR) is required to be prepared. The project location and project description are further described below. Although issuance of an NOP is not required in connection with supplemental environmental analysis, the City is issuing this NOP to provide notice of its intent to proceed with an SEIR and to request input regarding the scope and content of the SEIR.

**PROJECT NAME:** The District at South Bay (formerly “Carson Marketplace” and/or “The Boulevards at South Bay”).

**PRIOR EIR/PRIOR APPROVALS:** The Boulevards at South Bay Specific Plan was previously analyzed pursuant to Final Environmental Impact Report for the Carson Marketplace (SCH No. 2005051059) certified by the City of Carson in 2006.

**PROJECT LOCATION/ADDRESS:** The proposed revised project site is located in the City of Carson, approximately 17 miles south of downtown Los Angeles and approximately 6.5 miles east of the Pacific Ocean. The site is in the South Bay area of Los Angeles County and is currently undeveloped. The entire project site is comprised of approximately 168 acres located southwest of the San Diego Freeway (I-405) at and north of the Avalon Boulevard interchange. However, the proposed revisions are as to only the commercially zoned land located south of Del Amo, comprising approximately 157 acres of the overall project site located southwest of the San Diego Freeway (I-405) at, and north of, the Avalon Boulevard interchange. The 11 acres located north of Del Amo has been approved for residential uses and is not proposed to be a part of the

revised project, but it will be considered as a related project as appropriate in the SEIR. Figure 1 depicts the entire project site, as well as the proposed revised project site.

**PROJECT DESCRIPTION:** The existing project is proposed to be updated by amending the Specific Plan and other items as more fully described in the Supplement to the 2006 EIR. The City, as lead agency, is proposing to prepare a Supplemental EIR (“SEIR”) to the 2006 EIR to evaluate the changes proposed by the revised project to the previously approved project, and to determine whether changes in circumstances surrounding the project site and the original project (if any), and new information (if any), require further analysis under CEQA. As addressed by the 2006 EIR, 157 acres of the revised project site is a former landfill, which is currently undergoing cleanup in accordance with the 1995 Remediation Action Plan established for the site.

The proposed revised project would retain the wide range of land uses adopted by the City under The Boulevards at South Bay Specific Plan (Specific Plan), now proposed to be renamed The District at South Bay, including the following uses: neighborhood commercial, regional commercial (including outlet commercial), commercial recreation/entertainment, restaurant, hotel, and residential. Specifically, the revised project would modify or otherwise reduce the scope of the original project to ultimately consist of approximately 1,601,500 sq. ft. of regional commercial, general commercial and related uses, including outlet and entertainment uses, no more than 1,250 residential units, and 350 rooms total in two hotels. Overall, with these proposed modifications, the overall square footage is roughly equivalent to that studied for the project in the 2006 EIR.

The 2006 EIR previously assessed proposed remediation of the project site. The proposed revised project retains the phased remediation of the project site and the subsequent development of urban uses, although clarifications are provided as to how development will be proposed to take place in phases. These will require approval by the Department of Toxic Substances Control as appropriate.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The original project has already been environmentally assessed under the 2006 EIR, which retains significant informational value. The purpose of the SEIR is to assess the proposed modifications and updates to the existing project to determine if they involve new significant impacts that were not previously evaluated in the 2006 EIR. In doing so, the focus will be on the incremental differences between the original project and the proposed revised project when evaluating whether the modifications to the original proposal would result in any significant environmental impacts. In this regard, the SEIR will supplement the 2006 EIR by evaluating potential revised project impacts related to the following potential environmental effects: Aesthetics, Air Quality,

Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Surface Water Quality, Land Use, Noise and Vibration, Public Safety, Recreation, Transportation and Traffic, and Utilities and Service Systems.

**COMMENTING ON THE SCOPE OF THE SEIR:** Consistent with CEQA Guidelines Section 15082(b), a responsible or trustee agency for the revised project can submit a response regarding the scope and content of the environmental information within the SEIR to the lead agency no later than 30 days after receipt of this Notice of Preparation. The review period is from **August 1, 2017 to August 31, 2017**. Please send your comments directly to:

City of Carson, Planning Department  
Attn: Ethan Edwards, Planner  
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Carson, California 90745  
Email: [eedwards@carson.ca.us](mailto:eedwards@carson.ca.us)  
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**DUE DATE FOR COMMENTS:** **August 31, 2017**

**PUBLIC SCOPING MEETING:**

Pursuant to CEQA Guidelines Section 15082(c) and 15083, the Carson Reclamation Authority as the lead agency will be holding a public scoping meeting at 6:00 PM, August 23, 2017 at Carson Community Center Hall A, 801 E Carson St, Carson, CA. The public scoping meeting will provide an opportunity to receive and disseminate information, identify environmental issues, and discuss the scope of review to be included in the SEIR. The scoping meeting is not a public hearing, and no decisions on the proposed revised project will be made at this meeting. It is an opportunity for agencies and the general public to provide input on what issues should be addressed in the SEIR. All public agencies, organizations, and interested parties, including nearby residents and business owners, are encouraged to attend and participate in this meeting.



SOURCE: ESRI

The Boulevards . 160573.03

**Figure 1**  
Project Vicinity