

Notice of Availability of a Draft Environmental Impact Report

To: Agencies, Organizations, and Interested Parties
From: The City of Carson, Community Development Department, Planning Division
Subject: Notice of Availability of a Draft Environmental Impact Report. 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 a Draft Environmental Impact Report (EIR) for the proposed project identified below:

Project Title: Shell Oil Products US Carson Revitalization Project

Project Location: The 448-acre project site is the existing Shell Carson Distribution Facility located at 20945 South Wilmington Avenue in the City of Carson. The site is located approximately 1 mile west of the Alameda Corridor, approximately 10 miles north of the Long Beach and Los Angeles Ports and 16 miles southeast of the Los Angeles International Airport. Regional vehicular access is provided to the site via Interstate 405, which runs southwest of the site and State Route 91 located to the north of the site. The project site is generally bordered by Del Amo Boulevard to the north and Wilmington Avenue to the east, 213th Street to the south, and Chico Street or Annalee Avenue to the west.

Project Description: The proposed project includes adoption and implementation of the Carson Revitalization Project (CRP) Specific Plan. The Specific Plan provides land use and infrastructure planning for the East and West Distribution Facilities as well as the Revitalization Areas within the proposed project site. The project site currently has buildings of various sizes totaling approximately 160,000 square feet (sf). These existing buildings are used for packaging and distribution, maintenance, facility control, and offices. The CRP proposes up to an additional 1,663,000 sf of buildings for a total (existing and proposed) of 1,823,000 sf. The 1,663,000 sf of new buildings include 83,000 sf of retail and 1,580,000 sf of mixed industrial and business park uses. The expansion of overall distribution facilities storage and loading capacity is proposed to occur in the West Distribution Facility. The East Distribution Facility storage and loading capacity remains substantially unchanged but the utilization of that capacity will change. The railroad tracks associated with the East Distribution Facility continue to function as before but may include the realignment of a portion of the westerly spur to eliminate crossing the proposed extension of Tajauta Avenue into the site and for operational flexibility. Infrastructure and support uses for the proposed Specific Plan include stormwater basins and water quality areas, buffer areas, a railroad yard, public access road easements, and open storage for equipment and materials.

Summary of Impacts: The proposed project would result in no impacts to agriculture and forestry resources, mineral resources, population and housing and recreation. The proposed project would result in less than significant impacts related to visual character and light and glare, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, construction and operational noise, public services, and utilities and service systems. The proposed project would result in significant and unavoidable adverse impacts related to increased construction and operational air quality, operational greenhouse gas emissions, and operational transportation/traffic.

Government Code Section 65962.5 Listing: The project site is listed on the Hazardous Waste and Substances Site List ("Cortese List") pursuant Government Code Section 65962.5.

Community Presentation: The City of Carson will hold a joint workshop with the Planning Commission and Environmental Commission regarding the proposed project as part of a special meeting for both commissions on Wednesday, March 12, at 6:30 PM, in the Helen Kawagoe Council Chambers at the Carson City Hall, 701 East Carson Street, Carson, CA 90745. Agencies, Organizations, Interested Parties, and the public are welcome to attend.

Document Availability: The Draft EIR is available for review at the Community Development Department, Planning Division located at: City of Carson City Hall, 701 East Carson Street, Carson, CA 90745, and the Carson Library, 151 E. Carson Street, Carson, CA 90745. The Draft EIR is also available online at the City of Carson website: (http://ci.carson.ca.us/content/department/eco_dev_service/shellproject.asp).

Comment Period: The Draft EIR is made available for a 45-day review and comment period commencing February 10, 2014, and ending March 26, 2014. Any comments provided should identify specific environmental concerns related to the proposed project and must be submitted by 6:00 PM on **March 26, 2014**. Comments may be submitted in both English and Spanish. Please direct your comments to:

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The City will only accept written comments during the comment period. After the close of the public comment period, the City will prepare responses to timely written comments as part of the Final EIR.