



NOTICE OF AVAILABILITY/INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE FIGUEROA STREET BUSINESS PARK PROJECT

This serves as the City of Carson's Notice of Availability/Intent to Adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the Figueroa Street Business Park Project, prepared in accordance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and local implementation procedures.

Name of Project: Figueroa Street Business Park Project

Project Location: 20601 South Main Street, Carson, CA 90745

Lead Agency: City of Carson, Community Development Department – Planning Division, 701 East Carson Street, Carson, CA 90745

Applicant: Carson Main Street, LLC - 150 S. 5th Street, Suite 2675, Minneapolis, MN 55402

Project Description: The proposed project is located approximately 600 feet southeast of the Del Amo Boulevard and Figueroa Street intersection, at 20601 South Main Street in the City of Carson. The project site is currently vacant, disturbed land. The project includes site remediation in coordination with the Department of Toxic Substances Control due to the historic use of the site (formerly part of the Gardena Valley Landfill No. 1 and 2, a Class 2 landfill). Additionally, the project proposes the development of a business park campus that can accommodate a range of uses that includes offices, research and development, e-commerce and light industrial uses in three structures totaling approximately 309,266-square feet and one general commercial/retail structure totaling approximately 4,000-square feet (all four structures would include a total building area of 313,266-square feet) in accordance with the proposed Figueroa Street Business Park Specific Plan. Although historically listed, the project site is not currently listed pursuant to Government Resources Code Section 65962.5.

The project would require the following agreements, permits and approvals: CEQA Approval, Development Agreement, Zone Change, Specific Plan Adoption, Site Plan and Design Review, Conditional Use Permit(s), and Subsequent Approvals including issuance of applicable grading, building, and encroachment permits, and approval of Landfill Gas Control System Plans and Specifications from the City's Public Works Department. Additionally, a National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Permit would be required from the Los Angeles Regional Water Quality Control Board; Encroachment Permit would be required from Caltrans; Response Plan Approval would be required from the California Department of Toxic Substance Control; Landfill Cap Final Design Plan Review and Approval, Landfill Gas Mitigation Systems Final Design Plan Review and Approval, and Closure/Reinstallation of Monitoring Wells would be required from the Los Angeles County Department of Public Health; Landfill Cap Final Design Plan Review and Approval, and Landfill Gas Mitigation Systems Final Design Plan Review and Approval would be required from the California Department of Resources, Recycling, and Recovery; and Rule 403 Permitting and potentially Rules 1150, 1466, 402, and 1166 would be required from the South Coast Air Quality Management District.

NOTICE IS HEREBY GIVEN THAT the City proposes to adopt an IS/MND for the above-referenced project. The IS/MND is based on the finding that by implementing identified mitigation measures, the project's potentially significant environmental effects would be reduced to a less than significant level. The reasons to support such a finding are documented in the IS/MND prepared by the City.

The IS/MND and supporting materials are available for review at the following locations:

- City of Carson Community Development Department – Planning Division, 701 East Carson Street, Carson, CA 90745, Monday through Thursday from 7:00 a.m. to 6:00 p.m.
- City of Carson Website: <http://ci.carson.ca.us/CommunityDevelopment/Planning.aspx>
- Dr. Martin Luther King, Jr. Library, 17906 South Avalon Boulevard, Carson, CA 90746

Written comments regarding the above-referenced IS/MND must be submitted to the Community Development Department **prior to 5:30 p.m. on Day, June 9, 2023**. All correspondence and any questions regarding the above-referenced IS/MND should be directed to the following:

Name: McKina Alexander, Senior Planner
Address: City of Carson Community Development Department – Planning Division
701 East Carson Street
Carson, CA 90745
Phone: (310) 952-1761 ext. 1326
E-mail: planning@carsonca.gov

Public Review Period: **Begins – May 11, 2023** **Ends – June 9, 2023**

Public Hearing: A public hearing has not yet been scheduled. A separate notice of public hearing will be circulated pursuant to all applicable City of Carson public noticing requirements once a public hearing has been scheduled.

DATED: This 11th day of May 2023



Dr. Khaleah K. Bradshaw, City Clerk
City of Carson, California