



**INTEGRAL**  
Communities  
A DIVERSIFIED REAL ESTATE COMPANY

**Summary of Community Outreach Meeting**

Date: January 31<sup>st</sup>

Location: Henderson Park

Attendees: Spencer Oliver, Evan Knapp, Michael Schrock (Integral Communities); Leila Carver, Alvie Betancourt (City of Carson); Members of the public

A letter about the the Community Outreach Meeting was sent out to everyone within a 1200 ft radius of the project. In total 738 letters were sent out which generated a response of 25 nearby neighbors to the Community Outreach Meeting. Most of the neighbors came from the Dominguez Hills Village directly across from the proposed Victoria Greens Project.

Most of the comments were in reference to the product type, accessibility, traffic, amenities, layout, density, safety, architecture, and property values. Neighbors were satisfied with the product and relieved that it was not low-income housing. All were pleased with the connectivity the units on Victoria brought to the sidewalk and the existing neighborhood. A couple people had questions about the patios and the safety of the future residents in the Victoria Greens Project. Evan Knapp, Principal of Integral Communities walked them through how the units lived and alleviated any concerns they had regarding the community.

Additionally, Integral walked everyone through the Remedial Action Plan

(RAP), Oil well mitigation, and soil removal. All the neighbors were satisfied to hear that Integral was taking a toxic site and cleaning it to residential standards.

Ingress and egress off of S. Central Avenue at Aspen Hill Road was one of the concerns for the residents. It was noted that per the Fehr & Peers Traffic Analysis no significant traffic impacts were created from the Victoria Greens Project and no traffic mitigation measures are recommended from the report. Ms. Leila Carver, from the City of Carson, had a comment that although the Victoria Greens Project will be adding additional drivers to both Central Ave. and E. Victoria St., the overall impacts to these roadways were minimal.

In addition it was highlighted that residents from the Victoria Greens Project can exit both on E. Victoria St. and Central Ave. Everyone was relieved that the Victoria Greens residents could use Victoria St. to exit their project, therefore not contributing to the existing traffic congestion on Central Ave.

Once the presentation had concluded the residents voiced their support of the project. The Integral team met with each individual who showed up and by the end of the presentation they were all satisfied with the new development and voiced lots of positive feedback. Residents were excited that the new development would be bringing new homes to the area, thus creating new neighbors much like themselves.