

# Notice of Availability of Draft Supplemental 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 Supplemental Environmental Impact Report (Draft SEIR). 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 SEIR for the proposed project identified below:

**Project Title:** The District at South Bay Specific Plan

**Project Location:** The proposed modified 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 apply only to the land located south of Del Amo Blvd, comprising approximately 157 acres of the overall Project site. The 11 acres located north of Del Amo Blvd. has been entitled 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 Draft SEIR.

**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 and its Addendum ("FEIR") 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 total square footage is roughly equivalent to but more than 100,000 square feet less than that studied for the project in the FEIR.

The FEIR previously assessed proposed remediation of the landfill site. The proposed modified Project retains the phased remediation of the landfill site and the subsequent development of urban uses, although clarifications are provided as to how development will be proposed to take place in phases.

**Summary of Impacts:** The proposed modified Project would result in no new impacts or less than significant impacts to public services (fire, police, schools, parks and recreation and libraries), hazards and hazardous materials, land use, geology and soils, wastewater, solid waste, visual resources, water supply, biological resources, agricultural resources, mineral resources, cultural resources, population and housing, and surface water quality. The proposed modified Project would result in new significant and unavoidable impacts to traffic and circulation, air quality, and noise. Greenhouse gas and energy impacts are also analyzed.

**Public Workshop:** The City of Carson will hold a Public Workshop to receive public comments on the District at South Bay Specific Plan Amendment and Draft SEIR. The meeting will be open to the public on:

**DATE:** October 25, 2017  
**TIME:** 6:00 PM  
**LOCATION:** Carson Community Center  
Congresswoman Juanita Millender-McDonald Community Hall A  
801 E Carson Street,  
Carson, CA 90745

**Planning Commission Workshop:** The City of Carson Planning Commission will hold a Public Workshop to receive input and comments from the Planning Commission on the District at South Bay Specific Plan Amendment and Draft SEIR. The meeting will be open to the public on:

**DATE:** November 8, 2017  
**TIME:** 6:00 PM  
**LOCATION:** City Hall  
2<sup>nd</sup> Floor  
Helen Kawagoe City Council Chambers  
701 E Carson Street,  
Carson, CA 90745

**Document Availability:** The Draft SEIR 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 East Carson Street, Carson, CA 90745. The Draft SEIR is also available online at the City of Carson website: <http://ci.carson.ca.us/CommunityDevelopment/planningprojects.aspx>

**Comment Period:** The Draft SEIR is made available for a 45-day review and comment period commencing October 3, 2017, 2017, and ending November 17, 2017. Any comments provided should identify specific environmental concerns related to the proposed project and must be submitted by 6:00 pm on **November 17, 2017**. Comments may be submitted in both English and Spanish. Please direct your comments to:

Ethan Edwards, Planner  
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701 East Carson Street  
Carson, CA 90745  
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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.

  
Saied Naaseh  
Planning Manager

9-25-17  
Date