



## 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 Supplemental 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 2021 SEIR for the proposed project identified below:

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

**Project Location:** The Project site is located at 20400 South Main Street 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 an undeveloped former landfill undergoing cleanup. It is comprised of approximately 157 acres located southwest of the San Diego Freeway (I-405) just north of the Avalon Boulevard interchange.

**Project Description:** The 2021 Project includes the adoption and implementation of the District at South Bay Specific Plan Amendment (2021 Specific Plan Amendment). Under the 2021 Specific Plan Amendment, the 2021 Project would retain the wide range of land uses included in The District at South Bay Specific Plan that was approved by the City in 2018. The 2021 Project does not propose any changes to the residential or regional commercial uses previously approved under the 2018 Specific Plan for 61 acres of the 157-Acre Site (i.e., Planning Areas 1 [PA1] and 2 [PA2]), but instead, proposes to replace the general commercial and hotel uses that were previously approved under the 2018 Specific Plan for 96 acres of the 157-Acre Site (within Planning Area 3 [PA3]) with light industrial uses, and separate commercial uses, together with privately maintained, publicly accessible open space and community amenity areas described and referred to in the 2021 SEIR as the Carson Country Mart. Specifically, in PA3, the 2021 Project will replace the previously approved general commercial uses under the 2018 Project with a maximum of 1,567,090 sf of light industrial development and supportive office uses and the Carson Country Mart which will consist of passive and active uses including a dog park, botanic garden, children's play area, plaza areas, garden terrace, flexible event/social lawn, performance pavilion, beer garden, water feature, sculpture garden, bioretention garden, games terrace, and pedestrian and bicycle pathways. Commercial uses and activities will also be integrated within the Carson Country Mart to draw in patrons and visitors to activate and enliven the overall area. Specifically, the Carson Country Mart will include up to 10,000 sf of commercial/retail uses, 12,600 sf of restaurants (with drive-through capability), a 2,200 sf walk-up cafe adjacent to the dog park and event lawn, and 9,000 sf of food and beverage kiosks.

**Summary of Impacts:** The 2021 Project would result in significant and unavoidable impacts related to 1) project-level and cumulative impacts for aesthetics as it relates to conversion of the Appearance of the Site; 2) project-level and cumulative Vehicle Miles Traveled (VMT) impacts; 3) project-level and cumulative regional operational air quality emissions and project-level concurrent construction and operational air quality emissions; and 4) project-level and cumulative construction noise and cumulative operational roadway noise. All other topics would have a less than significant impact. The 2021 Project would result in no new impacts as compared to the 2018 Project with the exception of significant and unavoidable VMT impacts, which were not required to be analyzed for the 2018 Project and cumulative operational roadway noise.

**Document Availability:** The 2021 SEIR is available for review by appointment only at the Community Development Department, Planning Division located at: City of Carson City Hall, 701 East Carson Street, Carson, CA 90745. To make an appointment please contact the Planning Division at (310) 952-1761. The 2021 SEIR is also available online at the City of Carson website: <https://ci.carson.ca.us/CommunityDevelopment/TheDistrict2021.aspx>.

**Comment Period:** The 2021 SEIR is made available for a 45-day review and comment period commencing October 29, 2021, and ending December 13, 2021. Any comments provided should identify specific environmental concerns related to the proposed project and must be submitted by 6:00 pm on **December 13, 2021**. 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 SEIR.

Gena Guisar \_\_\_\_\_ October 19, 2021  
Gena Guisar, Planner Date