



# CITY OF CARSON

April 16, 2021

## NOTICE OF PREPARATION OF A SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT/NOTICE OF SCOPING MEETING

Pursuant to a request by the Carson Reclamation Authority (CRA), a California joint powers authority, the City of Carson (City) will be considering an amendment to The District at South Bay Specific Plan, which was previously adopted by the City in 2018 (the 2018 Specific Plan) for the property formerly known as the Cal-Compact Landfill, located at 20400 E. Main Street, Carson, CA, consisting of 157 acres (the 157 Acre Site). The CRA and City have agreed that the City shall serve as the lead agency in connection with the required environmental review under the California Environmental Quality Act (CEQA) for a new project that has been proposed by a developer, Carson Goose Owner, LLC, within a 96 acre portion of the 157 Acre Site (also referred to as 2021 Project). The 2021 Project will require an amendment to the 2018 Specific Plan (the 2021 Specific Plan Amendment)

Pursuant to CEQA Guidelines Sections 15162 and 15163 (14 C.C.R. Section 1500 et seq.), the City has determined that a Supplemental Environmental Impact Report (SEIR) is required to be prepared to analyze the environmental impacts of the 2021 Project (the 2021 SEIR). The 2021 SEIR will analyze the amendment to the Specific Plan as a whole, though only 96 acres of the entire 157 Acre Site is proposed to be changed by the 2021 Specific Plan Amendment). The project location and project description are further described below.

**PROJECT NAME:** The District at South Bay Specific Plan Amendment

**PRIOR EIR/PRIOR APPROVALS:** The 157 Acre Site was previously analyzed for development pursuant to: (1) a Final Environmental Impact Report for the Carson Marketplace Specific Plan (SCH No. 2005051059), which was certified by the City of Carson on February 8, 2006 (2006 FEIR); (2) Addendum 1 to the 2006 FEIR, which was approved in March 2009; and (3) a Supplemental Environmental Impact Report, which was certified by the City on April 3, 2018 (2018 SEIR). In connection with these prior environmental studies, the Carson Marketplace Specific Plan was amended and renamed The District at South Bay Specific Plan, which was approved by the City on April 3, 2018 in connection with the 2018 SEIR.

**PROJECT LOCATION/ADDRESS:** The 157 Acre Site is located at 20400 E. Main Street in the City of Carson. The 157 Acre Site is in the South Bay area of Los Angeles County, west of the San Diego Freeway (I-405), south of Del Amo Boulevard, and north of the Avalon Boulevard interchange with the I-405. The boundaries of the 2021 Specific Plan Amendment are the same as in the 2018 Specific Plan, including the 11 acre property adjacent to the 157 Acre Site, just north of Del Amo Boulevard, which is currently developed with the Evolve South Bay multi-family complex.

The 157 Acre Site is currently undeveloped, but was used as a landfill site between approximately 1959 and 1965, prior to the incorporation of the City of Carson, for the deposition of waste/refuse from areas throughout Los Angeles County. The 157 Acre Site has been subject to remediation activities, which has resulted in the creation of crushed concrete piles, detention and retention ponds, a groundwater treatment plant, and a gas plant extraction facility. Figure 1, Project Site, depicts the location of the 157 Acre Site for purposes of the CEQA analysis, as well as the boundary of the 2018 and 2021 Specific Plan area.

**PROJECT DESCRIPTION:** The City, as lead agency, is proposing to prepare a 2021 SEIR to evaluate the changes proposed by the 2021 Project to The District at South Bay Specific Plan.

The 157 Acre Site is divided into three planning areas under the 2018 Specific Plan, as depicted by Figure 2, Planning Areas. The 2021 Specific Plan Amendment would retain the same land uses adopted by the City under 2018 Specific Plan for Planning Areas 1 and 2, including residential (1,250 units), regional commercial (696,500 square feet), and restaurant (15,000 square feet). The revisions to the 2021 Project would occur entirely within Planning Area 3 of the Specific Plan, which is proposed to introduce new light industrial uses, along with up to approximately 12 acres of community serving uses to be known as the “Carson Country Mart”, including an activated commercial / retail area with privately maintained, publicly accessible passive and active open space areas. The Carson Country Mart’s commercial component will include pet related retail, restaurants with a drive-thru component, food and beverage kiosks, and amenity areas.

More specifically, in PA3, the 2021 Project would provide approximately 1,567,090 square feet of light industrial uses (with ancillary office spaces serving the light industrial facility), including fulfillment center / ecommerce uses and distribution center or parcel hub type uses, within six buildings (Buildings A-F). The Carson Country Mart would consist of approximately 33,800 square feet of commercial uses, including approximately 10,000 square feet of retail space catered to pets and animals; 12,600 square feet for up to four restaurants (a gourmet or upscale drive-thru and pickup restaurants/facilities), approximately 9,000 square feet of flexible food and beverage kiosks, and a 2,200 square foot cafe. In addition, the Carson Country Mart would consist of approximately 6.29 acres of passive and active publicly accessible but privately maintained open

space and amenity areas. The proposed site plan for the 2021 Project is provided in Figure 3, 2021 Project – Proposed Site Plan.

In total, the 2021 Specific Plan Amendment would consist of approximately 2,312,390 square feet of light industrial, regional commercial, neighborhood-serving commercial/retail, restaurant/cafe, restaurants with a drive-thru component, and food and beverage kiosks. Overall, with these proposed modifications, the square footage proposed for development under the 2021 Specific Plan Amendment would increase the square footage of development on the 157 Acre Site under the approved 2018 Specific Plan, from 1,834,833 square feet to 2,312,390 square feet. The residential units would remain at 1,250 units.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** As previously mentioned, the prior projects proposed on the 157 Acre Site (including in 2006 and in 2018) were extensively environmentally assessed and EIRs for such projects have been certified. Both of those environmental documents retain significant informational value, especially given that no changes are proposed to be made to a large portion of the previously-studied 2018 Specific Plan project area. The purpose of the 2021 SEIR is to assess the proposed modifications and updates to the previously approved 2018 Specific Plan to determine if: (1) there are new significant effects or a substantial increase in the severity of previously identified significant effects that were not previously evaluated in the 2006 FEIR or 2018 SEIR; or (2) if mitigation measures or alternatives previously found not to be feasible are now feasible or are considerably different from those previously analyzed that would substantially reduce one or more significant effects and the project proponents decline to adopt them. In conducting this analysis, the 2021 SEIR will rely on information provided in the 2018 SEIR and/or 2006 FEIR. In this regard, the 2021 SEIR will supplement the 2006 FEIR and 2018 SEIR by evaluating potential impacts related to the following environmental issues: Aesthetics, Air Quality (including a Health Risk Assessment), Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, and Utilities and Service Systems.

The Agriculture and Forestry Resources, Mineral Resources, and Wildfire issues will not be evaluated in the 2021 SEIR as the 157 Acre Site was a former land fill in a heavily developed area of the City of Carson. No agricultural or forestry land uses have or are currently present on the 157 Acre Site. In addition, no drilling has or currently occurs on the 157 Acre Site and development of the 2021 Project would not cause a loss of access to mineral resources. Furthermore, the 157 Acre Site is not located in or near any State Responsibility Areas or lands classified as Very High Fire Hazard Severity Zones. Therefore, no impacts would occur as it relates to agriculture and forestry resources, mineral resources, and wildfires.

**COMMENTING ON THE SCOPE OF THE SEIR:** In accordance with CEQA Guidelines Section 15082, the City has prepared this Notice of Preparation to provide the public, nearby residences and property owners, responsible agencies, and other interested parties with information regarding the Project and its potential environmental effects. The City will consider all written comments regarding the scope and content of the environmental information within the 2021 SEIR to the lead agency no later than 30 days after receipt of this Notice of Preparation. The review period is from **April 16, 2021 to May 17, 2021**. Please send your comments directly to:

City of Carson, Planning Department  
Attn: Gena Guisar, Planner  
701 E Carson St, Carson, CA Carson,  
California 90745  
Email: [gguisar@carsonca.gov](mailto:gguisar@carsonca.gov)  
Fax: (310) 952-1761 ext. 1323

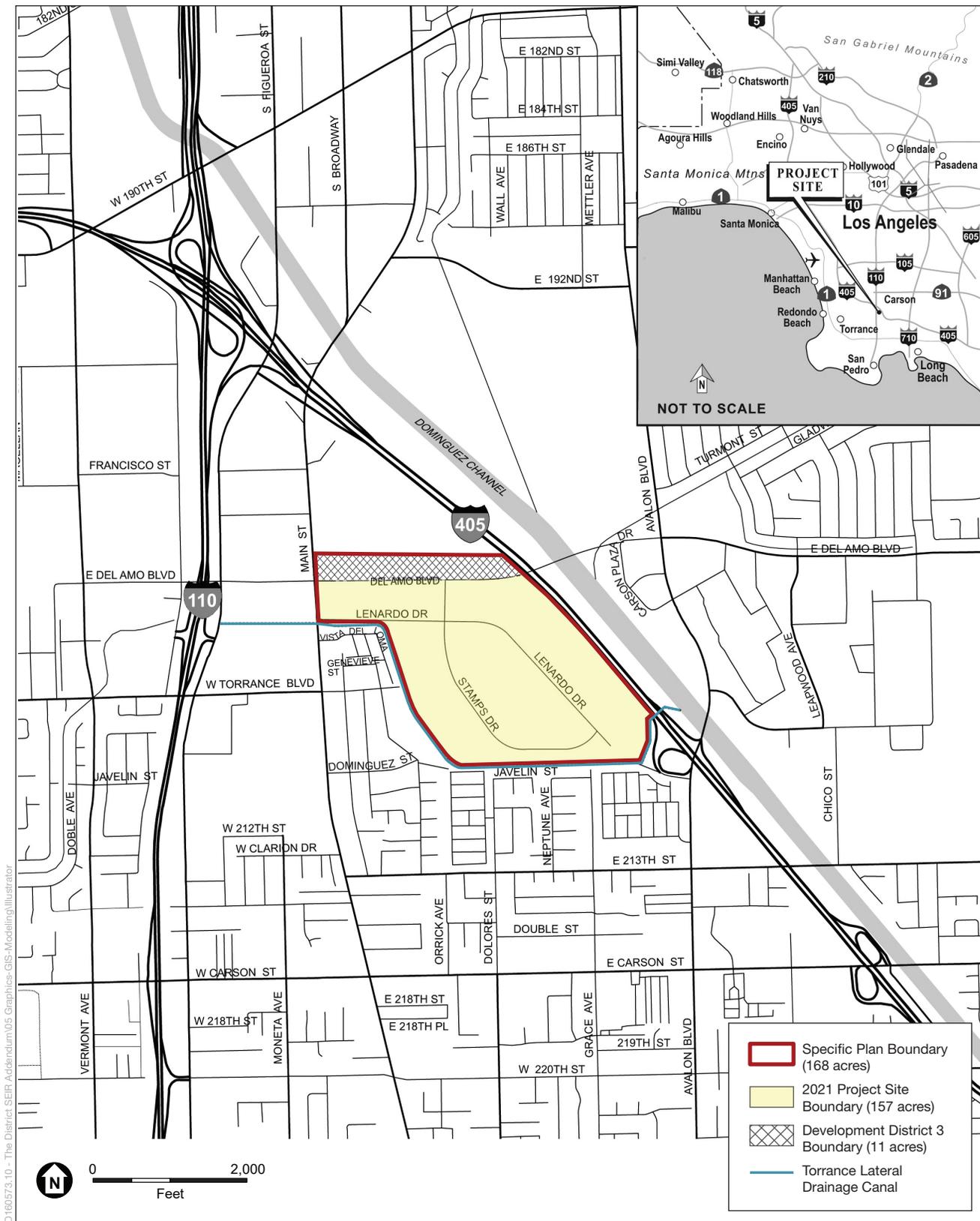
**DUE DATE FOR COMMENTS:** **May 17, 2021** comments due by 5:00 PM PST

**PUBLIC SCOPING MEETING:** This Project is considered a project of statewide, regional, or area wide significant pursuant to CEQA Guidelines Section 15206 as it will require a general plan amendment and the proposed industrial uses encompass more than 650,000 square feet of industrial uses. Therefore, pursuant to CEQA Guidelines Section 15082(c)(1), the City will be holding a virtual public scoping meeting at **5:00 PM, April 29, 2021**, via the Zoom webinar link below. Governor's Executive Order N-25-20 allows local governments to hold meetings via teleconferencing while still meeting state transparency requirements. Therefore, the Project's public scoping meeting will be held online, through an online format.

Scoping Meeting Date and Time: April 29, 2021 at 5:00 PM PST

Zoom Registration Link: <http://bit.ly/DistrictSBScopingMeeting>

The public scoping meeting will provide an opportunity to receive and disseminate information and discuss the scope of review to be included in the 2021 SEIR. The scoping meeting is not a public hearing, and no decisions on the 2021 Project will be made at this meeting. It is an opportunity for agencies and the general public to provide input on what issues should be addressed in the 2021 SEIR. All public agencies, organizations, and interested parties, including nearby residents and business owners, are encouraged to attend and participate in this meeting.



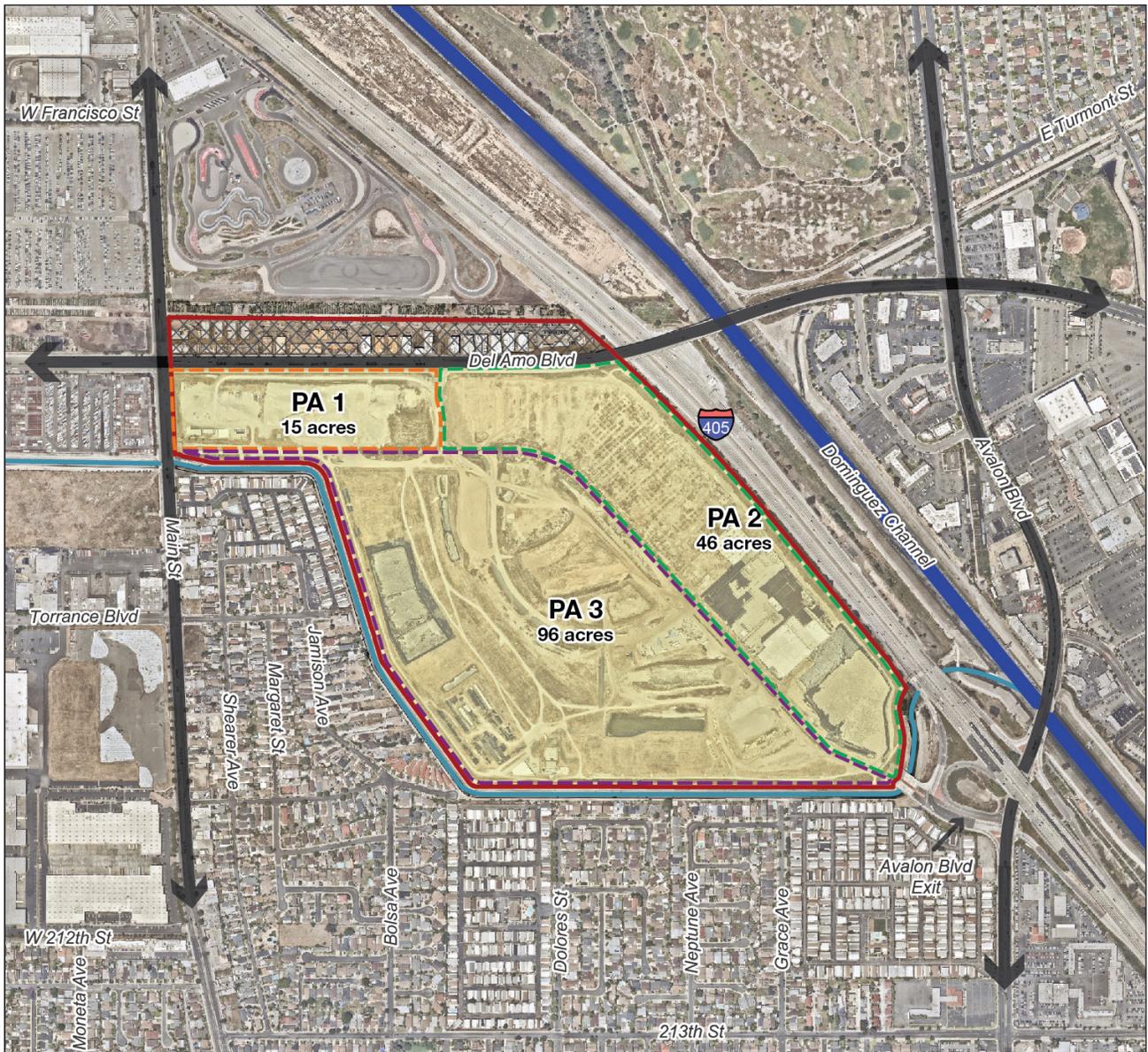
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SOURCE: ESA, 2021

The District at South Bay

**Figure 1**  
Project Site





- Specific Plan Boundary (168 acres)
- Planning Area 1
- 2021 Project Site Boundary (157 acres)
- Planning Area 2
- Planning Area 3
- Development District 3 Boundary (11 acres)
- Torrance Lateral Drainage Canal



Note: this is a graphic representation of a planning concept. All graphics in this document are conceptual and should not be interpreted literally. Other solutions, locations and/or concepts may be proposed and reviewed during site plan review and other permit and mapping processes.

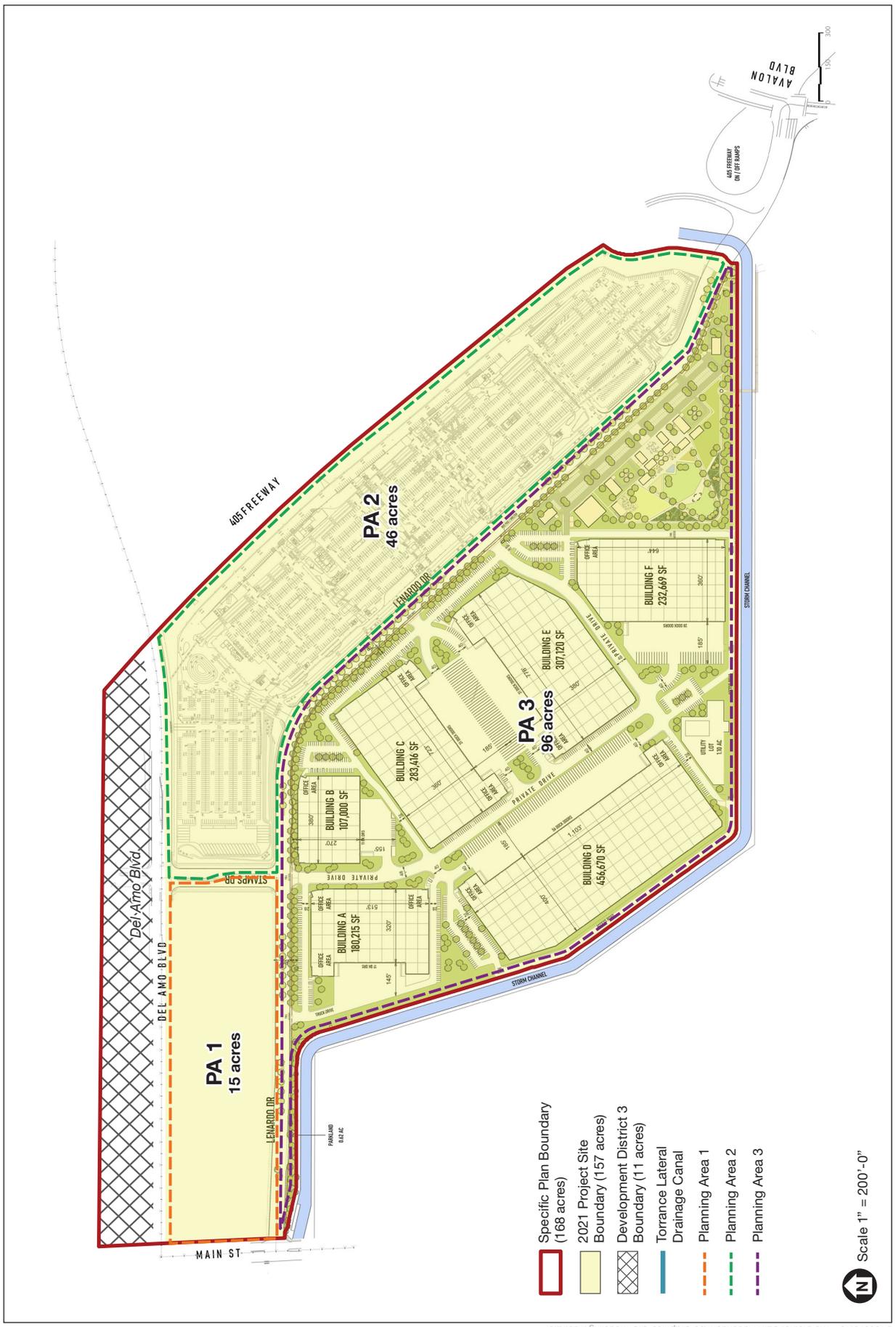
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SOURCE: ESA, 2021

The District at South Bay

**Figure 2**  
Planning Areas





The District at South Bay

**Figure 3**  
2021 Project - Proposed Site Plan

SOURCE: RGA, 2021



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