

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2005051059

Project Title: The District at South Bay Specific Plan Amendment

Lead Agency: City of Carson, Community Development Department

Contact Name: Gena Guisar

Email: gguisar@carsonca.gov Phone Number: 310-952-1761, ext. 1323

Project Location: Carson, Los Angeles  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

The City of Carson will be considering an amendment to The District at South Bay Specific Plan adopted by the City and related improvements (2021 Project). Specifically, the 2021 Project would modify the scope of the 2018 Project to ultimately consist of approximately 2,312,390 square feet of light industrial, regional commercial, restaurant/cafe, neighborhood-serving commercial/retail, restaurants with a drive-thru component, and food & beverage kiosks, no more than 1,250 residential units, and 6.29 acres of passive/active open space/amenity areas. Overall, with these proposed modifications, the overall square footage is an increase to the square footage studied for the project in the 2006 EIR and 2018 SEIR. The 2006 EIR and 2018 SEIR both previously assessed the proposed remediation of the project site and the 2021 Project would continue to undertake remediation under the approved Remedial Action Plan.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

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 even with implementation of Mitigation Measure B-1 through B-4; 2) project-level and cumulative Vehicle Miles Traveled (VMT) impacts even with implementation of Mitigation Measure C-18; 3) project-level and cumulative regional operational air quality emissions and project-level concurrent construction and operational air quality emissions even with implementation of Mitigation Measure G-2, Mitigation Measures G-3, Mitigation Measures G-7 through G-13, Mitigation Measures G-16 through G-21, and Mitigation Measure G-27, Mitigation Measure G-29, and Mitigation Measure C-18; and 4) project-level and cumulative construction noise and cumulative operational roadway noise even with Mitigation Measures H-1, H-4, and H-6.

All other topics would have a less than significant impact (with implementation of applicable mitigation). 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.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Significant and unavoidable impacts were identified for Aesthetics, Air Quality, Transportation, and Noise.

Provide a list of the responsible or trustee agencies for the project.

The Project Site is located entirely in the City of Carson. The City is the Lead Agency for the Project. Responsible agencies may include, without limitation: the Department of Toxic Substances Control and the South Coast Air Quality Management District.