

# Notice of Determination

## Appendix D

**To:**

Office of Planning and Research  
*U.S. Mail:* \_\_\_\_\_ *Street Address:* \_\_\_\_\_  
 P.O. Box 3044 1400 Tenth St., Rm 113  
 Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk  
 County of: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 \_\_\_\_\_

**From:**

Public Agency: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 \_\_\_\_\_  
 Contact: \_\_\_\_\_  
 Phone: \_\_\_\_\_

Lead Agency (if different from above): \_\_\_\_\_  
 Address: \_\_\_\_\_  
 \_\_\_\_\_  
 Contact: \_\_\_\_\_  
 Phone: \_\_\_\_\_

***SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.***

State Clearinghouse Number (if submitted to State Clearinghouse): \_\_\_\_\_

Project Title: \_\_\_\_\_

Project Applicant: \_\_\_\_\_

Project Location (include county): \_\_\_\_\_

Project Description:

This is to advise that the \_\_\_\_\_ has approved the above  
 (  Lead Agency or  Responsible Agency )

described project on \_\_\_\_\_ and has made the following determinations regarding the above  
 (date)  
 described project.

1. The project [  will  will not ] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [  were  were not ] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [  was  was not ] adopted for this project.
5. A statement of Overriding Considerations [  was  was not ] adopted for this project.
6. Findings [  were  were not ] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Signature (Public Agency): Yena Guioar Title: \_\_\_\_\_

Date: \_\_\_\_\_ Date Received for filing at OPR: \_\_\_\_\_

## **The District at South Bay Specific Plan Amendment Project Description**

The 157 Acre District Specific Plan area (map attached) is divided into three planning areas under the 2018 Specific Plan. 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) for PA1, and regional commercial (696,500 square feet), and restaurant (15,000 square feet) for PA2. 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 neighborhood commercial 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/e-commerce 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. 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.





The District at South Bay Specific Plan Amendment

**Figure II-2**  
Existing On-Site and Off-Site Uses