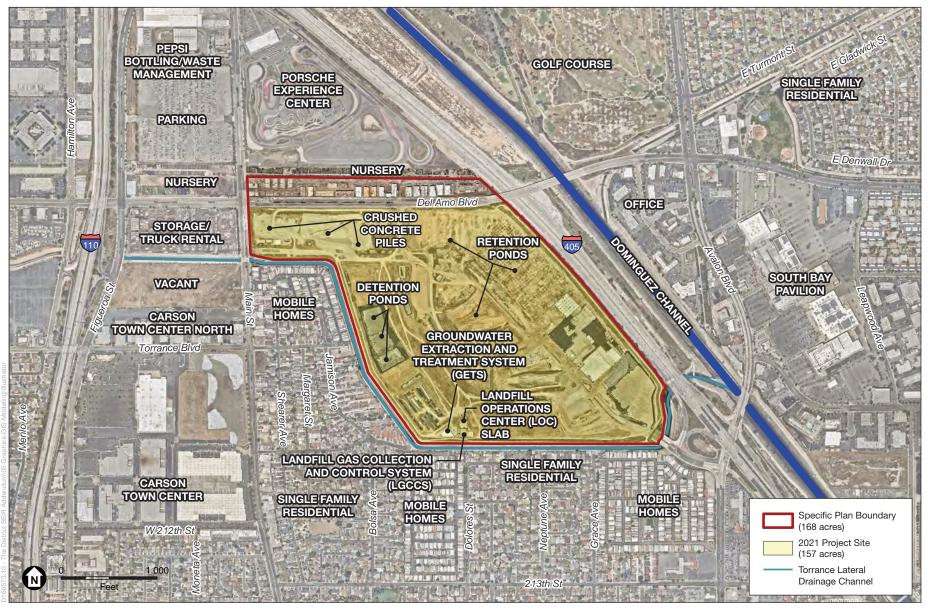
No	otice of Determination	on	Appendix D	
To:	Office of Planning and Reseau U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044	Street Address: 1400 Tenth St., Rm 113	From: Public Agency: Address: Contact:	
	County Clerk County of:		Phone:  Lead Agency (if different from above):	
	Address:		Address:	
			Contact:Phone:	
	BJECT: Filing of Notice of I sources Code.	Determination in compli	ance with Section 21108 or 21152 of the Publi	
Sta	te Clearinghouse Number (if	submitted to State Cleari	nghouse):	
	oject Title:			
Pro	ject Description:			
Thi	s is to advise that the(	☐ Lead Agency or ☐ Re	has approved the above esponsible Agency)	
	scribed project on	bed project on and has made the following determinations regarding the above (date)		
2. [ 3. N 4. A 5. A 6. F	☐ A Negative Declaration wa Mitigation measures [☐ were A mitigation reporting or monit A statement of Overriding Cor Findings [☐ were ☐ were no	Report was prepared for to some prepared for this project were not] made a contoring plan [ was was was derations [ was to the part of the part was	his project pursuant to the provisions of CEQA.  t pursuant to the provisions of CEQA.  ndition of the approval of the project.  as not] adopted for this project.  was not] adopted for this project.	
neg	gative Declaration, is available	e to the General Public at		
	nature (Public Agency):			
Dat	te:	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 nd commercial auses 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.



SOURCE: ESA, 2021

The District at South Bay Specific Plan Amendment

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

