

**CITY OF SANTA FE SPRINGS
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**



SUBJECT: Notice of Intent to Adopt a Negative Declaration – Environmental Review (California Environmental Quality Act, CEQA)

LEAD AGENCY: City of Santa Fe Springs
Planning and Development Department
11710 Telegraph Road
Santa Fe Springs, California, 90670

PROJECT NAME: Greenstone Trailer Parking Project

ENTITLEMENTS: Conditional Use Permit Case No. 748-5: An amendment to an existing Conditional Use Permit to include additional satellite parking site at 12017 Greenstone Avenue (Lot 7) for the storage of truck and trailer related to an existing FedEx Ground distribution facility.

Modification Permit Case No. 1334: An amendment to Modification Permit to allow the subject satellite parking site to further exceed the 400 foot limitation set forth in the City’s Zoning Regulations (from 870 feet to approximately 1,680 feet away from the principal use located at 11688 Greenstone Avenue).

APPLICANT: Greenstone Land Company, LLC
254 El Valle Opulento
Vista, Calif. 92083

CITY/COUNTY: City of Santa Fe Springs, Los Angeles County.

LOCATION: The 5.55-acre project site consists of one parcel (APN 8026-020-080) that is located at 12017 Greenstone Avenue, which is within the central portion of the City of Santa Fe Springs. The City of Santa Fe Springs is located approximately 13 miles southeast of Downtown Los Angeles and 18 miles northwest of Downtown Santa Ana. Santa Fe Springs is bounded on the north by Whittier and an unincorporated County area (West Whittier); on the east by Whittier, La Mirada, and an unincorporated County area (East Whittier); on the south by Cerritos and Norwalk; and on the west by Pico Rivera and Downey. Regional access to Santa Fe Springs is provided by two area freeways: Interstate 5 (I-5) and Interstate (I-605).

DESCRIPTION: PROJECT OPERATIONS
The facility would be used as an empty trailer parking area and would be unmanned. There would be an automatic gate that would be operated by yard goats and tractors located at the existing FedEx Ground facility. These vehicles would periodically drop off and pick up trailers from the site. No other activities would occur at the site. No employee vehicles would park at the site. Since there would be no staff present, no office or restroom facilities are needed.

The facility could operate up to 24 hours a day, 7 days a week during the peak season (October December). For most of the year, only a small number of trailers would be moved each day. The FedEx Ground facility would use two yard goats and eight other tractors (shuttle tractors) to drop

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off and pick up empty trailers from the storage yard. The yard would most likely be at half capacity from January to August. FedEx typically ramps up trailer inventory between September and October, increasing the trailer allocation to near full capacity. This does not indicate additional inand-out traffic; rather, they would be bringing trailers into the yard but not taking anything out as they stockpile for the holiday season. During the months of November and December, they start emptying the yard, as goods are removed as needed based on demand. In summary, the overall flow of trailers at the facility would be inbound from January through October, when it is close to capacity, and then outbound in November and December.

FINDINGS:

Pursuant to CEQA, this Initial Study (IS) has been prepared to analyze the potential for significant impacts on the environment resulting from implementation of the proposed electronic billboard project. As required by State CEQA Guidelines Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the City of Santa Fe Springs (City), in consultation with other jurisdictional agencies, to determine if a Negative Declaration (ND), Mitigated Negative Declaration (MND), or an Environmental Impact Report (EIR) is required for the project. For this project, the Initial Study determined that a Negative Declaration was the most appropriate CEQA document.

Throughout the impact analysis in this Initial Study, reference is made to requirements that are applied to all development on the basis of federal, state, or local law, and Existing Plans, Programs, or Policies currently in place which effectively reduce environmental impacts. Existing Plans, Programs, or Policies are collectively identified in this document as PPPs. Where applicable, PPPs are listed to show their effect in reducing potential environmental impacts. Where the application of these measures does not reduce an impact to below a level of significance, a project-specific mitigation measure is introduced.

For this project, this Initial Study determined that no project-specific mitigation measures were required.

REVIEW:

Copies of the IS/ND can be found online at <http://www.santafesprings.org/>. Please send your comments to the attention of Jimmy Wong, Planning Consultant at City of Santa Fe Springs, Planning and Development Department, 11710 Telegraph Road, Santa Fe Springs, California, 90670. Mr. Wong's contact number with the City is (562) 868-0511 Ext 7451. Your responses are requested by June 27, 2020, 2020. The Planning Commission meeting will take place tentatively at 6:00 PM on July 13, 2020 in the council chambers.


Jimmy Wong (Contract Planner)

Date: May 27, 2020