



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Public Resources Code Section 21092 and Cal. Code of Regulations Title 14, Section 15072 (the Guidelines for the California Environmental Quality Act) require a local agency to provide a notice of intent to adopt a negative declaration or mitigated negative declaration to the public, responsible agencies, trustee agencies, and the county clerk of each county within which the proposed project is located, sufficiently prior to adoption by the lead agency of the negative declaration or mitigated negative declaration to allow the public and agencies the review period provided under Section 15105 of the Guidelines.

Project Title: Bridge Point South Bay VII (ENV-2020-5488-MND)

Project Location: 1351,1355, and 1361 West Sepulveda Boulevard; Harbor Gateway

Project Description: The Bridge Point South Bay VII Project proposes to redevelop a 7.36 net acre site with a 174,211 square foot warehouse building, with 163 parking spaces and landscape improvements. The building would be a single level with mezzanine and would reach a maximum height of 44 feet. The building would include 164,567 square feet of warehouse space and 9,644 square feet of ancillary office space, with a floor area ratio (FAR) of 0.543:1. The project will involve approximately 52,179 cubic yards of earthwork, with 10 cubic yards of imported soil materials, removal of 141 existing on-site trees, and reabandonment of three (3) oil wells. This project would remove and replace former/inactive land uses, including the Mulligan Family Fun Center and a concrete batch plant. Requested entitlements from the City of Los Angeles include a Site Plan Review, pursuant to L.A.M.C Section 16.05, along with any other necessary actions such as tree removal, demolition, grading, excavation, and building permits. Required approvals from other agencies include a N.P.D.E.S. General Construction Permit from the Los Angeles Regional Water Quality Control Board, and an Oil Well Reabandonment Permit from the California Department of Conservation, Geologic Energy Management Division.

Schedule: The City of Los Angeles will receive comments on the proposed mitigated negative declaration beginning April 15, 2021 for 30 days, ending May 17, 2021. The City of Los Angeles, as lead agency, will make a determination on the project.

Copies of the proposed mitigated negative declaration and all documents referenced in the proposed mitigated negative declaration are available for review during the lead agency's normal business hours at: City of Los Angeles Planning Dept., 200 N. Spring St., Room 720 Los Angeles, CA 90012.

Signature: _____

Date: _____

04/12/2021